

Recommendation Report for Planning Permission for Works or Extension to a Dwelling

REF NO: BE/142/21/HH

LOCATION: 44 Elbridge Avenue
Bersted
PO21 5AD

PROPOSAL: Erection of single storey side extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a single storey side extension.
----------------------------	--

REPRESENTATIONS

Bersted Parish Council provided no objection.

No representation received from nearby occupiers.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Built up area boundary

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
DSP1	D SP1 Design
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)

[Bersted Neighbourhood Plan 2014 Policy ES1](#) Design of new development

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
-------	---

CONCLUSIONS

PRINCIPLE

The key policies considered are D DM1 and D DM4 of the Arun Local Plan.

Bersted have a made Neighbourhood Plan with policy ES1 of relevance to the application.

DESIGN AND VISUAL AMENITY

The proposal will front the street scene will be highly visible.

The host dwelling is a three storey town house with a detached garage to the west, with access to this from the rear of the site. The extension will be sited to the west and extend from the side of the host dwelling and along the rear of the garage, with a width of around 6.3m. There is a brick wall that runs along the boundary to the front and this will be removed in part to allow for the extension.

The extension will be single storey and is set around 1.2m behind the principal elevation. The surrounding properties are similar in design and appearance and the alteration would be slightly out of character, with no similar side extensions in the area. However, this is not considered significant with the height modest and with materials to match existing with feature stone head and cill detail surrounding the windows, this will help to ensure that the extension will appear well integrated with the host dwelling and area.

Section M of the Design Guide states side extensions should be 'Set back from the front of the house in order to play a subservient role to the original building: 1-1.5m for the ground floor.' The proposal complies with this. It should also 'Responds to existing building design in terms of roof pitch, and uses complementary and integrated materials and elevational design'. Materials match the existing which ensures its integration with the area.

Policy ES1 of the Bersted NP states 'New development which would have an effect on the appearance or character of the surrounding area should be of a high quality design and should contribute to local character by creating a sense of place appropriate to its location. The proposal is considered to comply with this, with the design appropriate for the area.

Whilst the proposal will alter the appearance of the property, it is not considered harmful in which a refusal is justified and as such is in compliance with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The extension will front the street scene being located between the side elevation of the dwelling and detached garage.

It will have a width of 6.3m and a depth of 4.35m. This does not extend beyond the rear of the dwelling. It will have a height of 3m, which will be flat roof with a small pitch to the front elevation.

Due to the siting of the host dwelling and the neighbour to the west at No.22, the proposal is not considered to result in adverse overbearing or overshadowing and does not intersect a 45 degree angle from the rear facing windows. There are no side facing windows to No.22 which would have a view of the extension. The extension is not visible from the neighbour to the east at No.46.

There will be 2 windows to the south which front the street scene and doors to the rear with views over the rear garden.

The development will not give rise to adverse overbearing, overshadowing or overlooking and accord

with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord with relevant development plan policies and as such is recommended for approval subject to the following conditions and informatives.

HUMAN RIGHTS ACT

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

Duty under the Equalities Act 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).
- 2 The development hereby approved shall be carried out in accordance with the following approved plans
 - Location and Site Plan - 01 A
 - Proposed Floor Plans - 03 A
 - Proposed Elevations - 04 A

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 of the Arun Local Plan.
- 3 The materials and finishes of the external walls and roof of the building hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policies D DM1 of the Arun Local Plan.

4

INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.