

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

REF NO: BE/145/20/HH

LOCATION: 5 Bucksham Avenue
Bersted
PO21 5DT

PROPOSAL: Erection of single storey rear extension and removal of window to side

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a single storey extension to the rear of the property.
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REPRESENTATIONS

Bersted Parish Council provided no objection.

No representation received from nearby occupiers.

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
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
DSP1	D SP1 Design

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

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

PRINCIPLE

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

Bersted Parish Council have a made Neighbourhood Plan with policy ES1 of relevance to the application. The proposal complies with this policy.

DESIGN AND VISUAL AMENITY

The extension is located to the rear of the property and is not visible from the wider area.

The boundary to the south sits at an angle and as such, the extension will follow this, being slightly longer one side than the other.

It will feature a small lean to roof and appears subservient to the host dwelling.

Arun has recently adopted a Design Guide with Section M referring to householder extensions. The scale, massing and positioning of extensions should be visually subservient to the existing property. It is considered to comply with this being single storey in nature an appropriate in size for its location.

Due to the modest size and with few viewpoints from the wider area, the proposal is deemed to accord with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The addition will extend to a depth of 4m from the rear wall. This will be 4.9m at the southern side as a result of the shape of the boundary with the elevation located at an angle.

It will have a height of 2.9m reducing to 2.25m at the eaves.

There is an existing extension to the neighbouring property to the south and as such the proposed is not deemed to result in harm upon this elevation, with the proposed extending to a similar depth.

To the northern side there is a smaller addition and the proposed would extend beyond this by around 2m. However due to the modest size and siting, it is not considered the proposal would result in adverse harm upon the property to the north with 1m retained to the boundary. It is also not considered to intersect a 45 degree angle form the ground floor windows closest to the boundary.

Due to the modest size, the proposal is not deemed to result in harm upon amenity by way of 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 Plan
 - Block Plan
 - Proposed Rear Elevation
 - Proposed South Elevation
 - Proposed North Elevation
 - Proposed Floor Plan

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 **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.