

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

REF NO: BE/147/20/HH

LOCATION: Hazel Dean
Charnwood Road
Bersted
PO22 9DU

PROPOSAL: Single storey side extension including demolition of existing sunroom

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION Demolition of existing sunroom and chimney stack and erection of single storey dual pitched extension measuring approximately 4m wide and 5.3m in depth.

RELEVANT SITE HISTORY

BE/68/20/HH	Single storey front addition.	ApproveConditionally 07-09-20
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BE/81/98/	Two storey extension	ApproveConditionally 09-02-99
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REPRESENTATIONS

Bersted Parish Council - No objection

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
Pagham Harbour Zone B

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

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS**PRINCIPLE**

The key policies are D DM1 and D DM4 of the Arun Local Plan. Bersted also has a Neighbourhood Plan from which policy ES1 is relevant.

Policy D DM1 sets out 13 design aspects of which applications should be assessed against. These include: Character, Appearance, Impact, Innovation, Adaptability, Crime Prevention, Trees, Public realm, Layout, Public Art, Density and Scale.

Policy D DM4 sets out criteria for which applications relating to extensions and alterations of existing buildings must be assessed against. They generally seek to minimise the impact of the proposal on the character of the host dwelling, its neighbours and the locality.

Policy ES1 states that development must contribute to local character.

Key issues for consideration

- Appearance, high quality design
- Effects of Overbearing, Overlooking and Over shadowing

APPEARANCE

The application seeks to demolish an existing original chimney stack and later sunroom addition, which when combined are of a similar footprint to the proposal. It is proposed to erect a brick and tiled dual pitched extension, measuring approximately 4m wide by 5.3m in length, springing from the Western Elevation of the property. The single storey extension is considered to be an appropriate scale and to be subservient to the host dwelling, a 2-storey house. The site is not visible from the public realm as it is situated up a long private driveway. The purposed replacement structure will provide a higher amenity value for future occupiers than the existing and as such accords with policies DDM1 and DDM4 of the Arun local plan.

OVERBEARING, OVERSHADOWING and OVERLOOKING

The property is located in a good-sized plot towards the centre of a block of housing, as such it mainly shares boundaries with the rear gardens of the properties which surround it. Moreover, the boundaries are built up with mature planting. This proposed extension is over 10m away from its nearest boundary and having regard to this, it is not expected that the extension will be overbearing or overshadow any neighbouring properties in accordance with policy DDM4

The extension will have fenestration to its Western and Southern elevations and a rooflight to the Southern roof plane. The structure this extension is to replace is an entirely glazed structure and therefore it is envisaged that no increase in views over private neighbouring amenity spaces will be afforded the occupiers of the property, as such it is thought that this extension accords with policies DDM1 and DDM4 in that it will not overshadow, overlook or be overbearing on any of the neighbouring properties.

SUMMARY

The proposed development is deemed to accord with the relevant development 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 Block Plan 2a
 - Existing and Proposed Plans 3b

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 and DDM4 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.