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

REF NO: BE/148/22/HH

LOCATION: 20 Osprey Gardens
Bersted
PO22 9QG

PROPOSAL: Single storey rear extension to replace conservatory, two storey side extension and extension to dropped kerb. This is following the demolition of an existing conservatory and garage.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

This application seeks to construct a single storey to replace an existing conservatory, two storey side extension and extension to dropped kerb.

RELEVANT SITE HISTORY

BE/64/14/HH — Replace existing hedges with 1x 2.5 metre wooden fence with posts between & 1x 1.5 Metre wall. Raise existing concrete driveway & replace with stone chippings (marine 20mm). Install wooden gates to front of driveway approx 1.5 mtrs high(Gates optional)

REPRESENTATIONS

Bersted Parish Council - No response.

No representation received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built Up Area Boundary
Pagham Harbour Zone B
CIL Charging Zone 4

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

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021

CONCLUSIONS

PRINCIPLE
The key policies are D DM1 and D DM4 of the Arun Local Plan, and guidance outlined in the Arun Design Guide.

Bersted has a 'made' Neighbourhood Development Plan, of which policy ES1 is relevant. This policy is concerned with the design of new development and states that 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.

DESIGN AND VISUAL AMENITY
The proposal will include works to the front of the property, which will be visible from the public realm.

The works include the construction of a two storey side extension, to replace a single storey garage, and a single storey rear extension, which will replace an existing conservatory. The side extension will project 2.85m deep from the west elevation, matching the established width, height, and gable roof design of the dwelling. This aspect of the proposal will integrate sympathetically with the property, and not appear unduly out of place. It will alter the principal elevation of the property, by increasing the scale of the proposal within both its immediate siting, and the street scene. Despite altering the appearance, it will have no adverse impact on the visual amenity of the property and will retain the established character. The rear extension will project 4.7m from the rear elevation, and measure 5m wide. It will be single storey and have a flat roof which, although differing to the gable roof of the host, will not appear out of place by virtue of its location. It will have negligible impact on the visual appearance and character of the property and is an appropriate replacement for the conservatory.

As part of the works will be to the side of the property, this will be visible from the street scene, and have some impact on the composition and appearance of the area. Osprey Gardens comprises a variety of mixed styles, the majority being two storey semi-detached properties, characterised by gaps between sets of two dwellings. There are few examples of any existing two storey side extensions within the vicinity, meaning almost all neighbouring properties have gaps on one side between their respective side wall and boundary. The works will take the side wall up to the side boundary, closing this gap which exists as a predominant and reoccurring feature in the street scene. The property benefits from being situated next to a wide alleyway, which runs between its western boundary and No.21. This alleyway allows a sufficient gap to remain between these two properties, in turn having minimal impact on the street scene. The increased scale of the proposal will result in a greater dominance within its context; however, this is not of adverse harm to the appearance or composition of the area. The property will retain the character of the locality and have insignificant impact on visual amenity.

The proposal appears subservient to the design of the dwelling and is well integrated. It will use materials matching the existing, resulting in minimal impact on the appearance and amenity of the dwelling. The extension is to be painted rendered blockwork, of which the colour has not been disclosed. From the proposed elevations, this is potentially white in colour, which is acceptable. The proposal is appropriate in terms of scale and massing and will not unduly dominate or obtrude on the dwelling. It is well designed for its context and preserves the character of the local area. This complies with ES1 of the Neighbourhood Plan.

The extension of the existing drop kerb to 4m in width will have no impact on visual amenity and is acceptable.

The Arun Design Guide states rear extensions should respond to the distinctive characteristics of the building and surrounding area, preserve external garden amenity space and exploit opportunities for innovative and contemporary design where appropriate. As for side extensions, they should take care to not disrupt the existing composition of the street in terms of rhythm or building line, respond to existing building design in terms of roof pitch and use complementary and integrated materials and elevational design. The proposal is in accord with these guidelines.

The development will have no adverse impact on visual amenity and is in accord with D DM1 and D DM4 of the Arun Local Plan, ES1 of the Neighbourhood Plan, and the Arun Design Guide.

RESIDENTIAL AMENITY

The proposal will include a two storey gable roof, following the existing ridge height of 8.7m and eaves 5.35m; and a single storey flat roof, measuring 2.9m high. This extension will include a roof lantern, which although protruding above the roofline, will have no impact on residential amenity. The proposal will retain a minimum of 8.1m to the southern boundary, 0m to the west, and 5.3m to the north. These distances, other than that to the west boundary, are acceptable and in accord with D DM4 of the Local Plan. The 0m distance to the west is not compliant, as D DM4 requires two storey extensions to be set at least 1m from boundaries. Due to its context, this distance is acceptable. The alleyway to the west dividing No.20 and No.21 provides a sufficient gap to prevent any overbearing or overshadowing of this neighbouring property. The rear extension will marginally conflict the 45 degree line from No.19 to the east, however this will be very minimal, and result in little overshadowing or blocking of natural light. Although increasing the scale of the proposal, the works will not result in adverse overbearing or overshadowing of neighbouring properties and will have negligible impact on residential amenity.

In addition to the roof lantern, the proposal will include three new windows and a door to the south elevation, three new windows to the north elevation, and a new window to the west elevation. This west elevation will also include the loss of two windows, and installation of one new to replace an existing. These features proposed will not result in any overlooking of neighbouring properties, due to their locations and distances from nearby elevations, and are acceptable. They will have no harm to residential privacy or amenity.

The Arun Design Guide states that extensions should not negatively impact, and instead protect, neighbouring amenity in terms of privacy and overshadowing, considering the positioning of neighbouring buildings, and respond to existing elevations through the size and positioning of doors and windows. The proposal is respectful to the privacy of neighbouring amenity and results in little overlooking, overbearing, and overshadowing. It accords with the Arun Design Guide.

The development is in accordance with D DM1 and D DM4 of the Arun Local Plan and the Arun Design Guide, and results in no adverse impact on residential amenity.

HIGHWAYS

The works will include the demolition of an existing garage; subsequently resulting in the loss of an internal parking space. This will alter the existing parking arrangements on site, by reducing the number of potential spaces available. However as two spaces will be retained to the front of the property, this is acceptable and sufficient for the scale of the dwelling and will not have an adverse impact on Highways.

The proposal seeks to extend an existing drop kerb to 4m in width. These works will have no increased impact on Highways than already existing, only increasing the accessibility of cars getting onto the property. This aspect of the works is acceptable.

SUMMARY
The development is in accord with the 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.

CIL DETAILS

This application is not CIL Liable.

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 406/01
- Proposed Floor Plan 406/03
- Proposed Elevation 406/05
- Crossover Block Plan 406/06

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.