

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

REF NO: BE/154/20/HH

LOCATION: 90 Addison Way
Bersted
PO22 9HZ

PROPOSAL: Erection of front and rear extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a front single storey extension and part two storey and single storey rear extension.
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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
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:

NPPDG	National Design Guide
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 has a made Neighbourhood Plan with policy ES1 of relevance to the proposal.

DESIGN AND VISUAL AMENITY

The proposal will construct an extension to the front of the property and as such it will be highly visible from the street scene. The rear extension will not be visible.

The front of the dwelling has an existing addition stepping out around 3.4m, running along half of the principal elevation, however this is similar to neighbouring dwellings. The proposed front extension will infill the remaining front, with a depth of 2m and therefore remains behind the existing addition.

The addition will have a flat roof to match in height to the existing extension and as such appears well integrated and is not considered to appear unduly dominant with approximately 12m retained to the front boundary.

The neighbouring dwellings are similar in appearance however the front addition is not considered to result in the dwelling appearing significantly out of character with the area.

Due to the design and siting of the addition to the front, it is not considered to result in adverse harm upon the street scene and accord with D DM1 and D DM4 of the Arun Local Plan and ES1 of the Bersted Neighbourhood Plan.

RESIDENTIAL AMENITY

Due to the siting of the front extension, it is not considered to result in harm upon amenity by way of overbearing or overshadowing.

The extension to the rear will run along the full rear elevation and have a depth of 3m. This will be at single storey and two storey however the two storey element will be set back 1m to the south eastern side.

By stepping back the two storey extension, this seeks to ensure that it does not intersect a 45 degree angle when drawn from the centre of the first floor windows of the property to No 91.

The Arun Design Guide states a single storey extension should not extend more than 3.3m from the rear which the proposed accords with. A 45 test should be used to ascertain if the proposal affects neighbours access to light. The plans were slightly amended to reduce the depth of the first floor extension and as such this ensures that the proposal complies with this guidance. It also states 'garden areas of 10.5m should be preserved' which this achieves with around 12m retained.

There will be a bathroom and bedroom window to the rear. This will provide views over the rear garden , although these are not considered to increase significantly from that which are already available and will not result in adverse overlooking.

The neighbours to the north west are situated further forward than the host dwelling and therefore will not result in harm. There are also no neighbours to the rear.

Due to the design and siting, the proposed development is not deemed to result in demonstrable harm by way of overbearing, overlooking or overshadowing 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/Block Plan
 - Proposed Plans - (submitted 1/3/20)

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.