

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

REF NO: BE/155/20/HH

LOCATION: Blackbirds
North Bersted Street
Bersted
PO22 9AH

PROPOSAL: Demolition of front porch and side store. Construction of single storey extensions, porch, carport and garden room. This application affects the character & appearance of the North Bersted Conservation Area.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

The application seeks to construct a single storey extensions to the front and rear of the dwelling. There will also be a porch, detached car port and garden room.

The single storey extension will be 5.52m to the northern boundary and 34.01m to the southern boundary. The garden room at the rear will be 22.10m to the north, 31.75m to the east, 0.69m to the south and 0.6m to the western boundary. The carport at the front elevation will be 27.02m to the north, 1.12m to the east and 0.72m to the west.

The car port will have a maximum height of 4.57m and length of 5.53m, the garden room has a height of 2.52m and maximum length of 4.78m. The extension has a height of 4.47m and length of 5.96m.

REPRESENTATIONS

Bersted Parish Council provided no objection.
No representation received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built up area boundary
Conservation Area

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

HERDM3 HER DM3 Conservation Areas

[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

SUPPLEMENTARY POLICY GUIDANCE:

SPD2 Conservation Areas

CONCLUSIONS**PRINCIPLE**

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

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.

Bersted Parish Council have made a Neighbourhood Plan with policy ES1 of relevance to the application which requires new development to contribute to local character by creating a sense of place appropriate to its location. The proposal complies with this policy because it uses a range of materials which allows the proposal to be well integrated and the design is integrated into the local area.

DESIGN AND VISUAL AMENITY

The host dwelling is a detached single storey property. The property is set back from the street scene with the principal elevation hidden from view facing east, accessed via a private driveway. The rear of the property is partially visible to the west, although there is sufficient planting along the boundary which forms a flint wall.

There will be an extension and a replacement porch to the front of the dwelling and an extension to the rear. A detached car port and garden room are also proposed.

The addition to the front will be located to the northern end extending east and is not visible from the wider area. There will also be an extension to the southern end extending west and is likely to be visible although with sufficient planting in place, views are restricted. The extensions are single storey in nature and feature gable roofs which extend from the ridge line of the host dwelling.

The construction of a carport at the northern boundary will be visible to the street scene due to its front location due to its boundary of 0.87m to the east. However, due to the use of materials which are similar to the host dwelling it will appear subservient and well integrated to the existing dwelling.

The garden room at the western boundary will be a maximum of 2.50m in height with a length of 4.47m, it's located 31.59m to the east and 0.69m to the south near the neighbouring property. The garden room

will store a hot tub which will look out onto the north and east where there are significant boundaries. The materials used include timber posts which is similar to the proposed car port, therefore allowing the outbuildings to be well integrated.

Materials are considered sympathetic in design to the host dwelling with the use of brickwork and stone detailing to match the host dwelling which seeks to ensure it appears well integrated. The porch and car port will feature timber posts.

Overall this proposal is considered to be sympathetic to the appearance of the host dwelling at Blackbirds. As a result of the use of materials and footprint of this development it will not have a detrimental effect to the character of this area as a whole.

However, due to the scale of the proposed extension, it cannot be considered to be a subservient addition to the host dwelling as the ridge of the extension and eaves height of the extension. Due to this, the proposal does not accord with D DM4(b) of the Arun Local Plan, however, it is considered to accord with the other relevant sections of D DM4, and D DM1 of the Arun Local Plan and J.01 of the Arun Design Guide.

The proposed development is considered to be in accordance with policies D DM1, D DM4 of the Arun Local Plan and ES1 of the Bersted Neighbourhood Plan

RESIDENTIAL AMENITY

The extension to the front of the property will have a depth of 5m. The roof will extend in line with the host dwelling forming a gable end. This will have an eaves height of 2.3m and retains around 2.6m to the boundary to the north. This does add some bulk to the property however due to its siting and with the development at single storey it is not considered to result in adverse overbearing or overshadowing upon the neighbour to the north at 'Large Barn'.

The porch to the southern end is smaller in scale and replaces an existing porch addition. This retains 4.7m to the side boundary.

The extension to the rear elevation appears similar in design to the front extension however is smaller with a depth at 3m. Again the roof has a gable end. This retains 3m to the neighbouring southern elevation and due to the siting is not considered to result in adverse impacts.

Additional windows to the extensions will over the front and rear garden of the host dwelling. There will also be a number of rooflights however due to the height above finished floor level, at single storey, again will not result in adverse overlooking.

The car port and garden room at the side and rear of the property will provide no overlooking or overbearing impacts to neighbouring properties, this is due to the fact that these outbuildings are both single storey and there are no openings that will cause overbearing effects. As shown within the block plan the carport will be at the side of the property and will no cause any harmful impacts to the neighbours. The front elevation of the garden room will face the northern boundary and although the boundary at the south is 0.69m there will be no harmful or overbearing impacts to the neighbours.

The proposed development is considered to be in accordance with D DM1(3) and D DM4(c) of the Arun Local Plan.

IMPACT ON HERTIAGE ASSETS

The host dwelling is situated within North Bersted Street Conservation Area. The proposed extensions

are partially restricted from view however have been constructed to appear sympathetic to the host dwelling with similar materials.

Para 190 of the NPPF requires the LPA to consider the significance of the impact upon that heritage asset. The development proposed is well integrated with the existing building and is considered to not cause harm to the significance of the heritage assets.

Where the building is located in a Conservation Area, Section 71(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 Act states:

In the exercise, with respect to any buildings or other land in a Conservation Area of any powers (under the Planning Acts), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

The proposal is considered to comply with these criteria in that it is not considered to materially affect the character of the Conservation Area, with limited views from the wider area. The proposal is considered to accord with policy HER DM3 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:
- The location plan
 - Existing and proposed elevations 135/01

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 DM4 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.