

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

REF NO: BE/179/21/HH

LOCATION: 10 Brazwick Avenue
Bersted
PO21 5DZ

PROPOSAL: Side and rear single storey extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION This application seeks to build a single story rear and side extension.

RELEVANT SITE HISTORY

BE/67/88	Single storey extension to rear and garage at side.	ApproveConditionally 09-05-88
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REPRESENTATIONS

Bersted Parish Council - No Objection.

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 considered are D DM1 and D DM4 of the Arun Local Plan. Part M and general criteria from the Arun Design Guide is considered.

Bersted Parish Council has a 'made' Neighbourhood Development Plan, of which Policy ES1 is of relevance to this application. This states 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 it's location.

DESIGN AND VISUAL AMENITY

The proposal is to the side and rear of the property, and is not clearly visible from the street scene.

The extensions will be single storey and wrap around the dwelling, connecting to the sides of an existing rear extension (BE/67/88). The side extension will have a width of 3.75m and depth of 1.92m; the rear will have a maximum width of 9.65m and depth of 5.65m. Both will have flat roofs, following a similar style and design as the existing extension and garage. This differs to the main dwelling which features a hipped roof, but is not considered to be unduly harmful to the visual appearance of the property, and will integrate well with the existing extension. Being towards the rear of the property, the side extension has limited impact on the front elevation and retains a distance of 10.16m from the front boundary, making its visibility limited from the street scene. This visibility is additionally restricted by the boundary line to the south / south west of the property, which features a row of hedges that block views of the property. This reduces the impact of the proposal and as a result, will not cause any disruption to the composition or rhythm of the street.

The proposal does not appear overly subservient to the host dwelling but is well integrated with the existing extension and garage. The materials used will match the existing in parts, incorporating new materials in places such as the roof. This is not considered unduly harmful and will have minimal intrusion on the visual appearance and character of the building.

There is a potential issue with the scale and overall floorspace of the proposal. Part M of the Arun Design Guide states that extensions of over 50% of existing floorspace are unlikely to be considered acceptable. The floorspace appears quite large in comparison to the existing; this may be accentuated however by the floorspace provided by the existing extension, which is connected to the proposed to establish a larger space. When measured, the new floorspace provided by the proposed extension is only around 35m² and does not exceed 50% of the existing, making the scale of the proposal acceptable. This is in accord with Part M.

Additional guidance from Part M states that side extensions 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. As for rear extensions, schemes should exploit opportunities for innovative and contemporary design where appropriate. The proposal is more contemporary in terms of design than the host dwelling, but is not obtrusive or harmful to the visual appearance and is relatively in keeping with its surroundings. It is considered in accord with Part M.

The Design Guide discourages extensions of more than 3.3m in depth but a 6m extension in some circumstances can be achieved under extended permitted development rights.

The proposal is not considered to result in adverse harm to visual amenity or character of the area and is in accord with D DM1 and D DM4 of the Arun Local Plan, Part M of the Arun Design Guide and Policy ES1 of the Neighbourhood Plan.

RESIDENTIAL AMENITY

The proposal will have a flat roof and be single storey with a height of 2.87m, retaining the height of the existing extension. It will retain a minimum distance of 0.87m from the south west, 16.07m from the north west and 1.81m from the north east boundaries. This is in accord with D DM4. The use of the 45 and 60 degree rule is encouraged by the Arun Design Guide. This rule is met for the neighbours at No.12. However, the line taken from the window of No.8 is conflicted by the development, meaning the proposal does not comply with these rules. Despite this, given the proposals height and sufficient distance from the window of No.8, the extension is not considered to result in adverse overshadowing or overbearing and will have minimal impact on residential amenity.

The extensions feature a single window to the front; a set of bi-fold doors, a single door and a window to the rear; and two skylights in the centre of the roof to the rear. These features do not overlook, overshadow or overbear any neighbouring properties and will not be unduly harmful to residential amenity.

Part M of 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. Despite not meeting the 45 or 60 degree rule, the height of the extension is minimal and will not be intrusive or overbearing. The location of windows and doors are respectful to neighbouring properties, and do not pose any risk of harm to their privacy. The proposal is in accord with Part M.

The proposal is in accordance with D DM1 and D DM4 of the Arun Local Plan and does not result in unacceptable harm upon neighbouring amenity. It also complies with Part M of the Arun Design Guide.

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.

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 21-011-D-01
 - Floor Plans 21-011-D-02
 - Roof Plans 21-011-D-03
 - Existing and Proposed Elevations 21-011-D-04, 21-011-D-05
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.