

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

REF NO: BE/17/21/HH

LOCATION: Liseve Lodge
84 North Bersted Street
Bersted
PO22 9AQ

PROPOSAL: Removal of car port with replacement single storey orangery extension, proposed two storey side extension with further living room extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposal seeks to construct two storey and single storey extensions to the dwelling.
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RELEVANT SITE HISTORY

BE/48/20/PL	Demolition of existing outbuildings & erection of 1 No dwelling. This application is a Departure from the Development Plan, affects the character & appearance of the North Bersted Conservation Area & may affect the setting of a listed building.	Withdrawn 31-07-20
BE/134/20/HH	Two storey side/rear extension & single storey side extension.	Withdrawn 19-01-21
BE/31/19/HH	Proposed single storey side extension. This application affects the character and appearance of North Bersted Conservation Area and the setting of a listed building.	ApproveConditionally 08-05-19
BE/123/18/HH	Retention of single storey covered structure for eating area, summer house & extension to existing shed. This application affects the character & appearance of the North Bersted Conservation Area.	ApproveConditionally 26-02-19

REPRESENTATIONS

Bersted Parish Council provided an objection
- It is an overdevelopment of the site.

- Flood Risk is Zone 2.
- Falls within North Bersted Conservation Area.

No representation received from nearby occupiers.

Comments noted and addressed in conclusion.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Outside built up area boundary

Flood Zone 2

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
HERSP1	HER SP1 The Historic Environment

[Bersted Neighbourhood Plan 2014 Policy ES1](#) Design of new development

Bersted Neighbourhood Plan 2014 Policy ES5 Building design

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

PRINCIPLE

The site is outside the built up area boundary however the proposal seeks extensions and alterations to an existing building with the plot of an existing dwelling. The proposal is in accordance with C SP1 of the Local Plan, as it is in accordance with D DM4 of this plan. Development can be in accordance with C SP1 if it refers to a specific use or type of development that is covered by another policy. In this case, the key policy considerations are deemed to be D DM1 & D DM4.

Bersted has a made Neighbourhood Plan with policy ES1 and ES5 of relevance to the application. The proposal complies with these policies.

DESIGN AND VISUAL AMENITY

The proposal seeks large extensions however due to the siting of the dwelling which is set back from the

street scene and predominately hidden behind vegetation, the dwelling is not visible from the wider area.

The existing property is a detached and relatively small in size. The proposal will construct a single and two storey addition to the south west and a single storey addition to the north east.

Due to the additional bulk proposed, it is not considered the extensions appear subservient which is in conflict with D DM4 (b) however it is well integrated with the host dwelling and have been reduced in scale from that previously submitted.

The materials consist of brickwork with weatherboarding to parts of the first floor extensions. Whilst cladding is not common in the area, this is considered acceptable with no viewpoints from the wider area.

The additions are large however the site is located on a large plot and with sufficient space retained within the site and to neighbouring boundaries, it is not considered an overdevelopment of the site.

The Arun Design Guide was recently adopted seeking to improve design within the district. Section M relates to householder extensions.. The scale of the development appears acceptable and with minimal views, it appears appropriate in relation to the surrounding area. The guide does state that extensions should be subservient and additions over 50% floorspace are unlikely acceptable. In this case, whilst the extensions are larger than 50%, it is considered the proposal is acceptable. This is due to the large site that the development is on, which retains sufficient space between neighbours. It is also largely hidden and does not appear as dominant feature upon the street scene.

The proposal is not deemed to harm the appearance of the street scene in accordance with D DM1 and D DM4 (a) and (e) of the Arun Local Plan.

RESIDENTIAL AMENITY

The proposal will extend to the south for 6m then run along the south western boundary for 16m with 10m of this at two storey height. This will have a height of around 7.7m which will reduce to 3.3m for the single storey. To the north east, there will be a single storey addition at around 4.75m depth.

The proposal retains 1.5m to the southern boundary, 1.2m to the east and 12m to the west. Whilst the proposal seeks large extensions on site, due to the siting and separation that is retained, the proposal is not deemed to result in an overbearing or overshadowing impact upon neighbouring amenity.

There will be a number of additional windows to the ground and first floor. Windows to the ground floor are considered to provide views of the garden of the host dwelling. At first floor level there will be 1 window to the east, which will be conditioned to remain obscure glazed to ensure it does not give rise to adverse overlooking upon properties to the rear at Bramley Gardens.

There will also be 3 rooflights to the southern elevation, however due to their height above finished floor level at 1.7m, this is not considered to give rise to adverse overlooking. Remaining first floor windows will give rise to views over the garden of the host dwelling.

Whilst there is extensive development proposed, due to the large site with sufficient separation to neighbouring properties, the development is not considered to result in adverse overbearing, overshadowing or overlooking and accord with D DM1 and D DM4 of the Arun Local Plan.

IMPACT ON HERTIAGE ASSET

The property is located to the boundary of the North Bersted Conservation Area.

Paragraph 189 of the NPPF requires the LPA to identify the significance of the heritage asset affected by

a proposed development. The heritage assets in this case are of some significance.

Paragraph 190 requires the LPA consider the significance of the impact upon that heritage asset. Whilst the proposal results in a large addition to the property, due to its siting, it is largely hidden from the wider area and Conservation Area with no readily available views from the road. The design is also considered appropriate for the area. As such the proposal has limited impact on the significance of the heritage assets.

The proposal is not considered to result in harm upon the Conservation Area and accord with HERDM3 of the Arun Local Plan.

FLOOD RISK

The site falls within Flood Zone 2 and the Environment Agency suggest standing advice for minor extensions (those under 250m²). This includes details such as flood levels and measures have been included within the Flood Risk Assessment.

SUMMARY

The proposed development is deemed to comply 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 CIL Liable therefore developer contributions towards infrastructure will be required . (dependant on any exemptions or relief that may apply)

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
 - Proposed Site Plan - 007
 - Proposed Floor Plan - 004
 - Proposed Elevations - 003
 - Proposed Floor Plans -002
 - Flood Risk Assessment - Nov 2020
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 first floor window on the eastern elevation of the building shall at all times be glazed with obscured glass and only openable at a high level, at least 1.7m above finished floor level.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies D DM1 of the Arun Local Plan.
- 4 The development shall be carried out in accordance with the submitted flood risk assessment (Nov 2020) and the following mitigation measures it details:
 - * 6.1 - Finished floor levels
 - * 6.2 - Flood resilient construction
These mitigation measures shall be fully implemented prior to occupation. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: In line with the Planning Practice Guidance of the National Planning Policy Framework (NPPF) for Flood Risk and Coastal Change and WDM2 of the Arun Local Plan.
- 5 **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.