

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

REF NO: BE/180/21/HH

LOCATION: 68 Greencourt Drive
Bersted
PO21 5EX

PROPOSAL: Erection of single storey front, side and rear extension following demolition of existing garage.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application proposes to remove an attached garage and construct a single storey rear and side extension which will extend along the front.
----------------------------	--

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:

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.

Bersted have a made Neighbourhood Plan with policy ES1 of relevance to the application.

DESIGN AND VISUAL AMENITY

The dwelling is a semi detached property with an attached garage to the southern side. This will be removed and replaced with a side extension. This will increase in depth to the rear and extend along the full side elevation and involve a small wrap around to the front of the property.

The extension to the front is modest in size with a depth of 1m and a width of 2.5m. This will join with an existing porch and as such does not extend beyond the principal elevation and appears well integrated.

The side extension will run along the boundary and will have the same width as the existing garage with a lean to roof. The addition appears subservient to the host dwelling, with the size and appearance largely retained. The scale is appropriate in relation to the size of the dwelling.

The Arun Design Guide states 'Side extensions should in most cases be set back from the front of the house in order to play a subservient role'. The proposal complies with this. The guide says 'Extensions must not close important gaps in the street scene by leading to a terracing effect'. The proposal does not increase in width and maintains the separation between properties and does not result in a terracing effect.

The surrounding properties are similar in appearance and the removal of the garage will alter the appearance however with the size and roof design largely the same, the dwelling will not appear out of character.

There will also be a rear extension which is not visible from the street scene.

The proposal due to its design and siting, is not deemed to result in harm on the appearance or character of the area and accords with D DM1 and D DM4 of the Arun Local Plan and the Arun Design Guide.

RESIDENTIAL AMENITY

The side addition will does not extend any closer to the southern elevation although does increase in depth to the rear by 5.15m. This meets in line with the existing rear elevation and does not extend beyond the building line of No. 66 to the south.

The roof will be a lean to with eaves to 2.5m and a maximum pitch of 4.1m. This increases in height 0.1m from the existing and is not considered to result in overbearing or overshadowing additional to that which is already achieved. There are no windows to the side of the neighbouring dwelling.

The rear extension will infill the north western side of the rear elevation. This will have a depth of 3.75m and a width of 3.45m joining with an existing addition. This will have a flat roof with a height of 2.9m which increases to 3.2m with the addition of a rooflight. Due to its siting, this will slightly intersect a 45 degree angle when draw from the doors closest to the boundary at No. 70, although this is not deemed to result in a significant impact with the depth only 0.75m largely than that which could be constructed under Permitted Development. The extension does not intersect a 60 degree angle which complies with the design guide.

41m is retained to the rear boundary and the proposal will not result in harm upon this elevation.

There will be a window to the rear elevation will replaces a door although with the development at single

storey, views will be over the garden of the host dwelling.

The proposed development is not deemed to result in an adverse impact upon neighbouring occupiers by way of overbearing, overshadowing or overlooking in accordance with D DM1 and D DM4 of the Arun Local Plan.

PARKING

The loss of the garage could lead to less available on site parking. The garage could be converted under Permitted Development rights. At least one off street space would still be available and parking is available on-street.

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 - Dec 2021

- Proposed Plans - Dec 2021

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 DM1 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.