

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

REF NO: BE/185/21/HH

LOCATION: 21 Greystone Avenue
Bersted
PO21 5EA

PROPOSAL: Ground floor and first floor rear extension with pitched roof and new side windows, installation of solar panels.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a single storey ground floor rear extension and first floor extension with alterations to the roof the host dwelling.
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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:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
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CONCLUSIONS

PRINCIPLE

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

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

DESIGN AND VISUAL AMENITY

The proposal is located to the rear of the site and is not visible from the wider area or street scene.

There is an existing single storey addition to the north western rear side and a first floor is proposed above. This essentially infills part of the rear elevation and would join an existing two storey flat roof addition. The pitched roof of the host dwelling would be extended to encompass the first floor development. This does add bulk to the rear of the property although it appears well integrated ensuring the that development is sympathetic in design to the dwelling. It will use materials which closely match the existing to help its integration.

A single storey extension will be constructed to the rear of the two storey addition which runs along approximately half of the rear elevation with a depth of 2.9m.

The Arun Design Guide states ' Extensions should respond to and complement the existing character and appearance of the building and wider townscape in terms of scale, massing, materials, openings and roof form. 'The proposal is considered appropriate in scale compared to the size of the plot and complies with the guide.

ES1 of the Neighbourhood Plan 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. The proposal complies with this, with the development appropriate to its location.

Due to the siting with no views points from the street scene, it is not deemed to result in harm upon the appearance of the dwelling or character of the street scene in accordance with D DM1 and D DM4 of the Arun Local Plan, the Design Guide and ES1 of the Neighbourhood Plan.

RESIDENTIAL AMENITY

The first floor addition and alterations to the roof add bulk to the rear elevation however being retained within existing footprint, is not deemed to result in adverse overbearing or overshadowing. The building line does extend beyond that of No.23 however with a driveway along the boundary with 3.1m separation, the development does not intersect a 45 degree angle when draw from the centre of the 1st floor windows closest to the boundary and does not result in adverse harm.

The Arun Design Guide details that two storey rear extensions should not extend to a depth that obstructs neighbouring sightlines further than 45 degrees. The proposal complies with this.

The single storey extension will extend along with the south eastern boundary and run along approximately half of the rear elevation with a width of 4m. This will have a pitched roof with a maximum height of 3.5m and eaves to 2.6m. The neighbouring dwelling at No.19 has a single storey extension and the proposed extends to the same depth. There are no windows to the neighbouring side and as such the proposed addition would not result in harm on this elevation. 6m is retained to the boundary to No.23 from the single storey extension and again the extension will not result in adverse overbearing or overshadowing upon this property.

There will be an additional first floor rear facing window serving a bathroom and one to the north western side elevation serving a wardrobe. The side facing window would have the opportunity for overlooking

over the neighbouring garden of No.23 and it will be conditioned for it to remain obscured glazed.

The single storey addition will have bi fold with views over the garden of the host dwelling. With 36m retained to the rear boundary, there is no harm upon properties to the rear of the site.

The proposed development is not considered to result in adverse harm upon amenity and as such accords 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 and Block Plan - 005
 - Proposed Elevations - 004B
 - Proposed Floor Plans - 003 B

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 north west 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.

Reasons In the interests of the amenities of the occupants of nearby properties in accordance with policies D DM1 of the Arun Local Plan.

- 4 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.

- 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.