

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

REF NO: BE/25/26/HH

LOCATION: 86 Addison Way
Bersted
PO22 9HZ

PROPOSAL: Part two-storey front extension to create larger third bedroom and utility space.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Bersted Parish Council - No objection however the committee noted that access to the driveway will cross a parking bay/layby.

No representations received from nearby occupiers.

Comment regarding access to the driveway will cross a parking bay/layby is not applicable as the existing access would be maintained and unaltered.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built Up Boundary Area.
Within an area with potentially high ground water.
Flood Zone 2.

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions and alter to exist builds (res and non-res)
WDM2	W DM2 Flood Risk

[Bersted Neighbourhood Plan 2014 Policy HDQ7](#) Attention to detail

Bersted Neighbourhood Plan 2014 Policy HDQ11 Parking

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD11	Arun Parking Standards 2020
SPD13	Arun District Design Guide (SPD) January 2021

CONCLUSIONS**DESIGN AND VISUAL AMENITY**

The site is a semi-detached dwelling located at 86 Addison Way. This application seeks planning permission for the construction of a part two-storey front extension to create a larger third bedroom and utility space.

The development is in a residential area with a variety of semi-detached and detached dwellings set within a cul-de-sac.

The proposed two-storey extension would be sited to the southern aspect of the front elevation, infilling the recessed area between the front garage projection and the main two storey front elevation. The proposal would have a depth of 3.5m and a width of 2.8m. The pitched roof would have a height of 6.5m and an eaves height of 5m with the gable end fronting the street scene.

It is stated in the Arun Design Guide (ADG) that front extensions should take care not to disrupt the existing composition of the street in terms of rhythm or building line and ensure continuation of existing building design in terms of details and materials. Front extensions should be no deeper than 1.5m. The front extension would not comply with this guidance with regards to its depth. However, it would not project forward of the existing building line of the host dwelling or the neighbouring southern property, thus the proposed two storey front extension would ensure a continuation of the existing building line and would not disrupt the existing composition of the street in terms of rhythm or building line.

The proposed extension would integrate well with the existing dwelling as the extension would be set down from the ridge line and retain the character of the property through the use of roof tiles and fenestration to match the existing. The proposed gable end would not appear out of keeping within the street scene, as No. 73, No. 82, No.84, and No. 87 Addison Way also feature gables facing the street. As such, the extension would not appear out of place within its context, reflecting good design that integrates into the surrounding area and thereby comply with Bersted Neighbourhood Plan (BNP) policy HDQ7. As such, whilst the depth of the front extension would exceed the guidance outlined within the ADG, the proposed front extension is acceptable in accordance with Arun Local Plan (ALP) policies D DM1 and D DM4, the ADG and policy HDQ7 of the BNP.

The proposed two-storey front extension would be finished in light grey cladding, extending across the front and side elevations, whilst the remaining front elevation of the dwelling would retain its existing brick finish. Although the proposed light grey cladding is not currently characteristic of the host dwelling, it would not appear unduly prominent or incongruous within the street scene. This is particularly given the presence of the neighbouring property at No. 87 Addison Way, which features white cladding to its front-facing gable. As such, the proposal would reflect the established character and appearance of the surrounding area and would integrate appropriately within its context. The development is therefore acceptable in accordance with ALP policies D DM1 and D DM4 and the ADG.

On the front (west) elevation fenestration would be single entrance door and a three-casement window at ground floor level and at first floor level there would be a single three-casement window. The proposed fenestration would be proportionate in scale and number and would not result in harm to visual amenity.

Whilst the proposal would alter the appearance of the dwelling, the development by reason of its size

and design would not result in a harmful impact upon the street scene, visual amenity or character of the area and is therefore in accordance with Arun Local Plan policies D DM1 and D DM4, the ADG and policy HDQ7 of the BNP.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed two-storey front extension would be set back from the front (west) boundary by 6.4m and set in from the side (south) boundary 1.4m. This would not comply with the minimum guidance of 2m for a first-floor extensions outlined in the ADG policy M. Given the existing similar side boundary separation with the neighbouring property (south), and that the two storey extension would not extend beyond the existing flank elevations of the host dwelling, the spacing maintained between the proposed first-floor side extension and the neighbouring property would not result in harm to the overshadowing or overbearing impacts.

Due to the scale and siting of the two-storey front extension, the development would not intersect the neighbouring 60-degree sightlines or 45-degree light accessibility lines when measured from the closest windows within the front elevations of the neighbouring dwellings. As such, given the spacing maintained between the extension and neighbouring properties, the proposed extension would not result in overbearing or overshadowing impacts to neighbouring properties.

The fenestration proposed to the front (west) elevation of the two-storey front extension would have an outlook of the front amenity serving the host dwelling and would not give rise to any overlooking.

The development would not result in harm to neighbouring residential amenity by way of overbearing, overshadowing, or overlooking. The proposed development is therefore in accordance with Arun Local Plan policies D DM1 and D DM4 and the ADG.

FLOOD RISK

The site is located within the Flood Zone 2, where the management of surface water drainage is a consideration in reducing flood risk in the locality so the proposed development needs assessment under Arun Local Plan policy W DM2 and the National Planning Policy Framework (NPPF).

Paragraph 176 of the NPPF (2024), states a site-specific flood risk assessment should be provided for all development in Flood Zones 2 and 3. Applications for some minor development and changes of use should also not be subject to the sequential test, nor the exception test set out below, however they should still meet the requirements for site-specific flood risk assessments set out in the NPPF.

Paragraph 181 of the NPPF (2024), states when determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that: a) within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location; b) the development is appropriately flood resistant and resilient such that, in the event of a flood, it could be quickly brought back into use without significant refurbishment; c) it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate; d) any residual risk can be safely managed; and e) safe access and escape routes are included where appropriate, as part of an agreed emergency plan.

The proposed two-storey front extension would replace an existing hard-surfaced impermeable area, resulting in a modest increase in footprint without increasing ground impermeability. The Flood Risk Assessment submitted in support of this application outlines mitigation measures that would be taken to limit any potential flooding issues to the host dwelling, stating that water drainage would be dealt with by soakaways and ground levels and finished floor levels would be set no lower than the existing of the host

dwelling.

Given that the application site is located within Flood Zone 2, a condition is attached to this consent that the floor levels within the two-storey front extension would be set no lower than existing levels, and flood proof measures would be incorporated into the construction to mitigate flood risk. The development is therefore in accordance with policy Arun Local Plan policy W DM2 and NPPF.

PARKING

The existing garage has a width of 4.6m and an internal depth of 2.3m. This fails to meet current guidance for a usable parking space, which typically requires an internal floor area width of 3m and a depth of 6m. As such, the garage would not be considered suitable for vehicle parking and is unlikely to contribute to effective off-street parking provision.

Part I of the ADG requires dwellings of one to three bedrooms to provide a minimum of two parking spaces. The front driveway has sufficient capacity to accommodate this requirement with a width of 9.9m and a depth of 6.4m, allowing for the minimum requirement of two off-street parking spaces.

Therefore, whilst the proposal would result in the loss of the garage, this would not lead to a reduction in usable parking provision. On this basis, the proposal would not reduce existing off-street parking provision and consequently a condition to secure additional parking is not required in this case. The proposal would comply with the parking requirements set out in the Arun Parking Standards and policy HDQ11 of the BNP.

SUMMARY

The development is in accordance with relevant Development Plan policies and 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

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:

- Site Plans P0 (amended).
- Ground Floor Plans P1 (amended).
- First Floor Plans P2 (amended).
- Front and Rear Elevations P3 (amended).
- Side Elevations P4 (amended).
- Roof Plans P9 (amended).

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policies D DM1 and D DM4.

- 3 The floor levels within the extension hereby permitted shall be set no lower than the existing floor levels within the dwelling and flood proof measures outlined within the submitted Flood Risk Assessment shall be incorporated into the construction to mitigate flood risk.

Reason: In the interests of flood risk in accordance with Arun Local Plan policy W DM2.

- 4 Based on the information available, this permission is exempt from the requirement to provide a biodiversity gain plan under Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990. The following exemption applies:

This planning permission is for development which is a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Reason: In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).

- 5 **INFORMATIVE:** Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). 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 NPPF.