

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

REF NO: BE/2/26/HH

LOCATION: 18 Potters Way
North Bersted
PO21 5FY

PROPOSAL: Single storey extension to an existing two bedroom dwelling.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Bersted Parish Council - No objection.

No representations received from nearby occupiers.

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)

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

DESIGN AND VISUAL AMENITY

The site includes a detached bungalow with a garage to the rear. The proposal is for a single storey rear extension.

The extension would have a brick base, with render above, to match the host dwelling. Following revisions, the extension would have a hipped form, rather than the gable end originally proposed. Following this revision, the extension would be read as a more logical and subservient extension, reflecting the hipped form of the garage to the north, with a similar ridge height.

The extension would have a depth of 7.4m from the existing rear elevation of the host dwelling. Whilst the proposed depth would exceed the advice for rear extension depth in the Arun Design Guide (ADG), the extension would replace an area of partially covered decking in what is already a small garden (non-compliant with rear garden depth standards laid out on the Arun Design Guide), and the design of the

extension would integrate well with the host dwelling, reflecting the existing character and appearance. Furthermore, although the extension would be visible from the public realm, the extension would be read against the existing built form of the garage, and would not appear unduly prominent or incongruous. Therefore, the proposed rear extension would not result in demonstrable harm to visual amenity.

At a height of 4.3m, with eaves height to match the host dwelling, the extension would appear a subservient addition despite its considerable depth. At a width of 5m, the extension would be less than half the width of the host dwelling, ensuring acceptable rear garden space is retained and reducing the overall bulk and massing of the extension.

The extension would incorporate three rooflights, one on each of the roof slopes. The extension would be served by sliding doors and a window on the south elevation, as well as a window on the west elevation, resulting in no harm to design or visual amenity.

The proposal would not result in harm to the visual amenity of the host dwelling or street scene and is in accordance with Arun local Plan policies D DM1 and D DM4.

NEIGHBOURING RESIDENTIAL AMENITY

The rear elevation of the extension would be set in 11.4m from the rear elevation of the neighbouring properties to the south west (12 and 10 Potters Way). Part H of the Arun Design Guide states that dwellings should maintain a rear-to-rear distance of 21m. Notwithstanding this, the dwelling as existing is not compliant with this guidance and given the single storey nature of the extension and that the extension is of a similar form and height to the existing garage, the extension would not result in demonstrable harm to the neighbouring properties to the south west by way of overbearing or overshadowing impacts. Further to this, the hipped rear roof slope would ensure that the bulk of the extension would be set further within the application site, rather than adjacent to the boundary fence. The proposal would therefore not result in undue harm by way of overbearing or overshadowing impacts.

The extension would be screened from the neighbour to the north by the two existing garages serving the application site and this neighbour. As such, the proposal would not result in any harm to the neighbour to the north

The three rooflights proposed would be high level and would serve the ground floor accommodation. As such, the rooflights would not result in overlooking. The windows proposed on the northern flank elevation would offer views of the shared frontage and south elevation of 16 Potters Way. These views could be achieved from the existing fenestration arrangement, resulting in no additional harm to neighbouring amenity.

The windows and doors that would serve the extension would offer internal views of the garden, resulting in no harm by way of overlooking.

The proposal is in accordance with Arun Local Plan policies D DM1 and D DM4 in regard to neighbouring residential amenity.

SUMMARY

The proposal is in accordance with relevant Arun Local Plan policies and is therefore recommended for approval subject 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:

- Location Plan NHA-001-S
- Proposed Site Plan NHA-005-P C
- Proposed Floor Plan NHA-006-P B
- Proposed Elevations NHA-007-P D
- Biodiversity Enhancement Statement

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 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).

- 4 **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 identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the NPPF.