

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

REF NO: BE/31/19/HH

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

PROPOSAL: Proposed single storey side extension. This application affects the character and appearance of North Bersted Conservation Area and the setting of a listed building.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a single storey extension to the side of the dwelling.

RELEVANT SITE HISTORY

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**REPRESENTATIONS RECEIVED:**

Bersted Parish Council

Bersted Parish Council have no objection to the application.

CONSULTATIONS

Conservation Officer

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
Built up area boundary

Conservation Area

DEVELOPMENT PLAN POLICES

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

DDM1	D DM1 Aspects of form and design quality
DSP1	D SP1 Design
SDSP2	SD SP2 Built-up Area Boundary
HERDM3	HER DM3 Conservation Areas
HERDM1	HER DM1 Listed Buildings
HERSP1	HER SP1 The Historic Environment
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

CONCLUSIONS

PRINCIPLE

The proposed development is situated within the built up area boundary where the principle of development is acceptable subject to accordance with relevant development plan policies. As stated in SDSP2 the key policies considered are DDM1 and DDM4 of the Arun Local Plan.

Bersted has a 'made' Neighbourhood Plan with policy ES1 of relevance to the application. The proposal is considered to comply with this policy.

The site is occupied by a detached two storey property. The dwelling recently had permission for a side extension which is open in appearance and this application seeks an extension to the opposite elevation.

DESIGN AND VISUAL AMENITY

The proposal is sited to the side of the dwelling however due to the siting of the property which is set back from the road and well screened the proposal is not visible from the wider street scene. The development appears subservient to the host dwelling with materials proposed to match the existing. The materials proposed are also considered to help the proposal blend in with the surrounding environment.

Due to the siting and modest design of the extension, it is not considered to adversely impact upon the spatial pattern or character of the area and accord with DDM1 and DDM4 of the Arun Local Plan.

CONSERVATION AREA

Due to the siting of the host dwelling the proposal is not visible from the wider area and as a result is not considered to adversely impact upon the Conservation Area and accord with HER DM3 of the Arun Local Plan.

RESIDENTIAL AMENITY

The extension will be sited to south west elevation and will have a width of 3m and run alongside the side elevation for a depth of 6.5m. It will have a false pitch roof with a height of 2.3m to the eaves and 3.3 max height. The extension is positioned 1.9 and 1.6m from the closest boundaries. The property is set

lower than the neighbouring properties to the rear and the development is therefore not considered to appear overbearing or give rise to any overshadowing.

There will be 2 windows which face west however these replace existing doors and at single storey level, it is not considered to give rise to any additional views or adverse overlooking upon neighbouring properties.

Due to the design and siting of the extension, it is not considered to harm neighbouring amenity by way of overbearing, overshadowing or overlooking and accord with DDM1 and DDM4 of the Arun Local Plan.

LISTED BUILDING

Para 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.

Para 190 requires the LPA to consider the significance of the impact upon that heritage asset - The proposal has limited impact on the significance of the heritage assets as a result of the proposal being a considerable distance from the asset and not visible from the street scene or wider area.

Para 192 requires us to take account of other factors - It is considered there are no other factors to outweigh the above consideration.

SUMMARY

The proposed development is deemed to accord with the relevant development 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
 - Proposed and Existing Floor Plan - 001
 - Proposed Elevations - 003

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 of the Arun Local Plan.

- 3 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.