

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

REF NO: BE/35/20/HH

LOCATION: 392 Chichester Road
Bersted
PO21 5DR

PROPOSAL: Single storey rear extension, first floor side extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a single storey rear extension and a first floor side extension.
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REPRESENTATIONS

REPRESENTATIONS RECEIVED:

No response.

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
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
DSP1	D SP1 Design
SDSP2	SD SP2 Built-up Area Boundary

Bersted Neighbourhood Plan 2014 Policy ES1	Design of new development
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PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

PRINCIPLE

The key policies are D DM1 and D DM4 of the Arun Local Plan. Bersted has a Neighbourhood Plan with policy ES1 of relevance to the application. The proposal complies with this policy.

DESIGN AND VISUAL AMENITY

The development is situated to the side and rear of the dwelling and the first floor addition will be highly visible from the street scene.

The dwelling has a single storey attached garage to the side and a first floor will be constructed above this.

This is considered a subservient addition and will have a hipped roof which matches in appearance to that of host dwelling. Eaves and ridge height will match which ensures its appears well integrated.

Due to the siting and design, the development is not considered to appear unduly dominant or out of keeping with the dwelling with the surrounding area mixed in style and design.

The development due to the design and siting is not considered to result in an adverse appearance on the spatial pattern of the street scene and accords with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The first floor extension above the garage runs along the eastern side elevation meeting with the existing rear wall. It is slightly stepped in from the ground floor eastern elevation by around 0.35m however with no side windows to the first floor addition and with no side windows to No.390, it is not considered to result in an adverse overlooking impact upon this property.

With the host dwelling situated slightly further forward than that of No.390, the first floor addition may give rise to slight overbearing/overshadowing to the neighbouring property. However, due to the separation, it is not considered to result in a significant impact.

A single storey rear extension will be constructed. There is an existing addition of 3.5m depth however this will be replaced and run along the full rear elevation. The extension will have the same depth at 3.5m however will also have a roof overhang for a further 1m. It will have a flat roof with a height of 2.85m.

With the house detached, an extension of 4m depth could be constructed under permitted development and due to the height and depth proposed which is only slightly larger, with no side windows, it is not considered to result in an adverse overbearing or overshadowing impact upon neighbouring amenity, with 3m retained to the western boundary.

There will be an additional window to the rear at first floor level, however due to the siting with no views into direct windows, it is not deemed to result in overlooking additional to that which is already achievable. An additional window to the front, will overlook the street scene. With the rear development at single storey, doors to the ground floor will overlook the garden of the host dwelling.

Due to the siting of the development, it is not considered to give rise to significant impact upon neighbouring amenity by way of overbearing, overlooking or overshadowing and accord 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 Plan
 - Block Plan - 20/3/3
 - Plans - 20/3/2
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 **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.