

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

REF NO: BE/35/26/HH

LOCATION: 94 Stroud Green Drive
Bersted
PO21 5TJ

PROPOSAL: Front Porch Extension.

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 semi-detached bungalow. The application seeks permission for a front porch extension.

The Arun Design Guide (ADG) states that front extensions are more likely to be acceptable on streets with staggered front building lines, which Stroud Green Drive exhibits. The proposed porch extension would have a depth of 1.8m from the recessed section of the front elevation (1m from the existing front building line) exceeding ADG guidance, albeit marginally, of a maximum depth of 1.5m for front extensions.

Notwithstanding the above, given the front extension would result in the retention of a stepped frontage, while remaining set back from neighbour to the south (92 Stroud Green Drive), there would be no resultant harm to visual amenity or harmony of the street scene and as such, the depth of the front porch

is acceptable in this instance.

While the ADG seeks to avoid flat roof porches, there are examples of this type of porch on the west side of Stroud Green Drive, opposite the application site. While a pitched roof would still have been preferable, the eaves of the proposed porch would be equal to that of the host dwelling, helping the porch integrate with the extension.

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

NEIGHBOURING RESIDENTIAL AMENITY

With a door and full-length window on the front elevation and a door providing access on the south elevation, the porch would offer views of the highway and frontages only. These views could be achieved from the existing fenestration or highway, resulting in no harm to neighbouring amenity by way of overlooking.

Set back from the highway and constructed in line with the existing southern flank elevation, the extension would not result in any undue overbearing or overshadowing impacts on neighbours, given the scale of the porch and the retained spacing between the built form and neighbouring properties.

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 development plan policies and is therefore 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:

Location Plan
Block Plan
Proposed Floor Plan
Proposed North and West Elevations
Proposed South Elevation

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 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.