

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

REF NO: BE/36/21/HH

LOCATION: 32 Norbren Avenue
Bersted
PO21 5HE

PROPOSAL: Two storey and single storey rear extension, part first floor side extension, conversion of roof from hip to gable end and dormer.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a part two storey and single storey extension and a part first floor extension to the side of property. There will also be a flat roof dormer to the rear and a hip to gable extension.
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REPRESENTATIONS

Bersted Parish Council provided no objection.

2 letters of objection from a 1 nearby occupier.

- Loss of daylight to rear dining, bedroom and conservatory.
- The size is out of keeping with surrounding properties
- The dormer window would encroach on privacy.
- Measures should be taken to ensure no damage to neighbouring property.

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

[Bersted Neighbourhood Plan 2014 Policy ES1](#) Design of new development

PLANNING POLICY GUIDANCE:

NPPDG	National Design Guide
NPPF	National Planning Policy Framework

CONCLUSIONS

PRINCIPLE

The key policies considered are D DM1 and D DM4 of the Arun Local Plan.

Bersted has a made Neighbourhood Plan with policy ES1 of relevance to the application. The proposal complies with this policy.

DESIGN AND VISUAL AMENITY

The proposal seeks various alterations to the property. There will be a first floor side extension and a hip to gable alteration which will be visible from the street scene with a two storey, single storey extension and dormer to the rear.

DDM4 (d) states 'in streets characterised by relatively small gaps at first floor level between buildings, any extension or alteration at first floor level does not come to within a minimum of one metre of the side boundary'. The first floor that is proposed above the garage would conflict with this policy as there is an extension to the neighbouring side also, resulting in less than 1m being retained at first floor level. As such, the addition was moved towards the rear end of the property and although it is still visible, it reduces its impact within the street scene and is not considered to result in a terracing effect, situated around 5m behind the principle elevation.

The development will add bulk to the rear of the property, due to the size of the rear dormer however this element is not visible from the street scene.

The surrounding area features pairs of semi detached dwellings, although some of these have been altered and extended. The hip to gable extension, whilst is not similar to neighbouring properties it could be completed under permitted development and is considered acceptable.

Due to the extent of the development, it is not considered to appear subservient to the host dwelling in conflict with DDM4 (b) and with the Arun Design Guide which states 'it should be visually subservient to the existing property' however with much of the development to the rear, it does not result in the dwelling appearing out of character with the area.

The proposed development is deemed to accord with DDM4 (a) and (e) and is not deemed to result in harm to the appearance of the street scene.

RESIDENTIAL AMENITY

To the rear of the property, there is an existing small two storey projection with a depth of 1.3m. This will be extended along the full elevation with a depth of 1.9m. This will then reduce to a single storey extension which extends a further 1.6m with a total extension depth of 3.5m.

The two storey extension will extend slightly beyond the rear elevation of neighbouring property at No.30 which features a conservatory however it is not deemed to impact a 45 degree angle when drawn from the closest windows to the boundary at first floor level and as such is not considered to result in adverse overbearing or overshadowing. Similarly at No.34 the two storey element will not give rise to adverse impact due to its siting. The single storey extension will have a height of 2.65m and is not considered to result in harm upon amenity with its depth similar to that of neighbouring properties which feature single storey additions.

There are 2 additional windows to the rear at first floor level, however views will be over the garden of the host dwelling and are similar to that achieved at No.34.

The dormer to the rear will extend beyond the roof slope, incorporating the two storey extension. This is large however it is not considered to warrant a refusal. The dormer will give rise to views over the neighbouring gardens, which are not currently achievable however dormers can be constructed under permitted development. This dormer does exceed PD limits, however the additional views created as a result are not considered additional to that which would be allowed should a dormer be constructed under permitted development.

The first floor side addition will have a flat roof and will meet in line with the two storey extension. This would intersect a 45 degree angle from the rear window of the first floor garage extension at No.32, however this isn't considered significant in which a refusal is justified with an additional window also serving the room and with the window south facing, it is not considered to result in adverse overshadowing.

The proposed development is not considered to give rise to adverse harm upon amenity by way of overbearing, overshadowing or overlooking and accord with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord with 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 Plan - 05
 - Proposed Elevations - 04 Rev B
 - Proposed Floor Plan - 03 Rev B

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 The materials and finishes of the external walls and roof of the building hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policies D DM1 of the Arun Local Plan.

- 4 **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.