

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

REF NO: BE/38/20/HH

LOCATION: Bersted Manor
350 Chichester Road
Bersted
PO21 5BX

PROPOSAL: Demolition of existing open porch and construction of new extension to provide an enclosed porch and accessible WC.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seek to remove an existing open porch and replace with a front extension.

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

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

PRINCIPLE

The key policies considered 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 is considered to comply with this policy.

DESIGN AND VISUAL AMENITY

Currently there is an canopy area serving as a porch to the front elevation of the property and this will be removed and replaced with a front extension and is therefore visible from the street scene.

The extension will have a depth of 2.7m, although due to its siting with 14.75m retained to the front boundary, it is not considered to appear unduly dominant upon the front elevation of the property.

The dwelling has an existing front addition which extends beyond that of the proposed and therefore the development does not extend beyond the principle elevation of the dwelling or that of established development line in the area.

The porch is considered to appear well integrated and subservient to the host dwelling due to its single storey nature, with materials to match the existing property.

The proposal is not considered to adversely impact the spatial pattern or character of the area with sufficient space retained to the front boundary and therefore accords with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The porch will have a height of 3.6m and a width of 3.4m. This retains around 0.8m to the eastern boundary. There is however high level hedging which restricts the view of the development and as such it is not considered to appear adversely overbearing or overshadowing upon amenity to this elevation.

There will be 1 window to the eastern elevation which will serve a bathroom however due to the boundary treatment in place and its siting to the front, it is not deemed to result in views that are not already available.

The proposed development is not deemed to result in adverse impacts upon amenity as a result of the size and siting of the proposal, in accordance 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 positive impact on the protected characteristics (age/disability).

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
 - Existing and Proposed Block Plan -011 PL1
 - Proposed Floor Plans - 200 PL1
 - Proposed Elevations - 201 PL1
 - Proposed Elevations - 202 PL1
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.