

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

REF NO: BE/3/20/HH

LOCATION: 3 Central Avenue
Bersted
PO21 5HH

PROPOSAL: Two storey side extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposal seeks to construct a two storey extension to the side of the dwelling.
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REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Bersted Parish Council
No objection.

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

[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 have a made Neighbourhood Plan with policy ES1 of relevance to the application.

DESIGN AND VISUAL AMENITY

The proposal seeks to construct a two storey extension to the side of the property. The property is situated to a corner with a road running along the north and east elevation and with the extension situated to the east, it will be highly visible from the street scene.

The dwelling has a Mock Tudor painted timber design to the first floor and the extension incorporates this design to ensure the extension appears well integrated with the host dwelling.

The extension will meet with the ridge height of the host dwelling with the roof altering from a hipped to gable end. The surrounding area is mixed in appearance and the proposal is not considered to appear out of character with the area.

As a result of the design and siting of the development, the proposal is not deemed to adversely impact the spatial pattern or character of the area and accord with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The extension is situated to the eastern elevation of the dwelling and will sit approximately 1m behind the principal elevation and retains 2.4m to the rear elevation. It will have a width of approximately 2.6m.

Due to the siting of the extension with no neighbouring properties to the east and 16m to the retained to the rear, the development is not considered to result in adverse impacts by way of overbearing or overshadowing.

There will be an additional window to the first floor facing south however due to the siting and with sufficient distance retained to the rear, again it is not considered to result in adverse overlooking.

An additional window to the north and east will overlook the street scene.

The proposed development due to its siting is not considered to give rise to adverse impacts upon amenity and accord with D DM1 and D DM4 of the Arun Local Plan.

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 - LH1bp
- Proposed Floor and Roof Plan - LH004
- Proposed Elevations - LH003

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.