

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

REF NO: BE/40/21/HH

LOCATION: 7 Cygnet Walk
Bersted
PO22 9LY

PROPOSAL: Two storey side extension and rear single storey extension.

SITE AND SURROUNDINGS

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

Bersted Parish Council - No Response.

No representation received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Built-Up Area Boundary
Pagham Harbour Zone B

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 made Neighbourhood Plan with policy ES1 of relevance. The proposal complies with this policy.

DESIGN AND VISUAL AMENITY

The dwelling is a semi-detached two storey dwelling on a corner plot on Cygnet Walk. The property has a garden area to rear and is lined by a high brick boundary wall on west and north west of site. There is a 1.8m high wooden boundary fence located on southern boundary. There is a detached single garage and driveway area located on north west curtilage of site. There is a small garden area to front which faces east towards the junction of Hawks Place Road / Cygnet Walk. Part of the brick wall (around 5.51m) to north of site will be removed to make way for the side extension.

The surrounding area is residential in character and has properties of similar design. The direct neighbouring properties are number 19 to south and number 9 Cygnet Walk to west of site. The road to north and east of site mean no direct neighbours to these sides.

The proposals are for a two storey side extension and rear single storey extension. The two storey side extension will be highly visible from the street scene and is a large addition to the dwelling however the location on the corner plot reduces impact on amenity. The design is visually subservient to host dwelling due to roof line situated below existing roof line and is considered in-keeping with surrounding area so complies with Policy D DM4 of the Arun Local Plan.

The two storey side extension will a width of approximately 8.69m and a depth of approximately 3.99m. The height will be approximately 7.26m to the pitched roof ridge line. The pitched roof design is in-keeping with property and seems to visually integrate with surrounding area. The extension will be sited further back behind the principal east elevation to front so this will comply and it is in line with the rear elevation of dwelling to west. The proposal will have a single window at ground level and a triple window at first floor facing east. There is also a triple window at first floor rear facing west. There will be a new door on north side elevation and two new windows facing north.

The rear single storey extension will have a width of approximately 8.93m and a depth of approximately 1.47m. The height will be approximately 3.55m to pitched roof and 1.92m to flat roof. The roof design is in-keeping with existing property and being at single storey it is deemed acceptable. The proposal will have restricted views from the street scene due to existing boundary wall remaining to north and the two storey addition to north east. The proposal will include 2 new roof lights in the flat roof section. There will be new bi-fold double doors on west elevation facing rear garden and triple windows facing west to rear garden.

Arun recently adopted a design guide. It states proposals should be subservient to the existing property and extensions of over 50% of existing floorspace unlikely to be acceptable. Whilst the proposals will be greater than 50% of total floor area, the positioning of the proposals below the ridge line of existing property will be visually subservient so this is deemed acceptable. It also states in semi-detached houses, rear single storey extensions should not significantly impact on neighbours amenity in terms of privacy and overshadowing. Due to the proposal being 1.27m in depth from rear elevation and behind the building line of neighbouring property number 19 to south it will comply.

The materials will match existing and consist of face brick walls, concrete interlocking roof tiles on pitched roof section, white PVC doubled glazed windows and doors so will comply with policy D DM1 and D DM4 of the Arun Local Plan.

The proposal is not deemed to harm the appearance of the street scene in accordance with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The proposals will be sited on the north elevation and infill the north side of property to rear elevation. The two storey side extension will a width of approximately 8.69m and a depth of approximately 3.99m. The height will be approximately 7.26m to the pitched roof ridge line. Due to no direct neighbours to north and east due to location of the road, there is no harm to overlooking to neighbouring properties to north and east. The proposal will cause some minor overshadowing to the neighbouring property at number 9 to rear however due to the large gap of 6.67m remaining to rear boundary it is not deemed to cause adverse harm to overshadowing or overbearing effects so will comply with policy D DM4 of the Arun Local Plan.

Due to the siting of the rear single storey extension, it will cause some minor overshadowing to neighbouring property to south at number 19 however it is deemed to not have an adverse overshadowing or overbearing effect due to the proposal being at single storey and the existing boundary fence reduces impact of overshadowing. Also the extension is set back behind neighbouring property number 19 building line so reduces effects of overshadowing.

Whilst the rear single storey extension being within 1m of the south side boundary does not comply, it is at single storey and there is a gap remaining on the north side of property so is deemed acceptable. Also there will be no harm to overlooking to neighbouring property to south as there are no windows proposed in the south, it will not have adverse overlooking impact on neighbouring property to south.

Due to the design of the proposal, it is not considered to result in adverse harm upon neighbouring amenity by way of overbearing, overshadowing or overlooking and accord with policies D DM1 and D DM4 of the Arun Local Plan and Section M of the Arun Design Guide.

SUMMARY

The development accords 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 and Site Plan
 - Proposed First Floor Plan
 - Existing Elevations
 - Existing First Floor
 - Existing Ground Floor
 - Proposed Elevations Rev C
 - Proposed Ground Floor Plan Rev E

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 and D DM4 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 DM4 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.