

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

REF NO: BE/42/21/HH

LOCATION: 266 Chichester Road  
Bersted  
PO21 5AX

PROPOSAL: Single storey rear extension with rear/side dormer, erection of detached garage & erection of front porch.

**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION As above.

**RELEVANT SITE HISTORY**

|             |                                                                                                            |                                  |
|-------------|------------------------------------------------------------------------------------------------------------|----------------------------------|
| BE/25/17/HH | Single storey rear extension with rear/side dormer, erection of detached garage & erection of front porch. | ApproveConditionally<br>11-05-17 |
|-------------|------------------------------------------------------------------------------------------------------------|----------------------------------|

**REPRESENTATIONS**

Bersted Parish Council: No objection

1 letter of objection:-

Strongly object to the east elevation as overlooks garden and rear of property imposing on our privacy.

Comments on privacy below.

**CONSULTATION RESPONSES RECEIVED:**

None

**POLICY CONTEXT**

Designation applicable to site:  
Pagham Harbour Zone B  
Within the Built Up Area Boundary

**DEVELOPMENT PLAN POLICIES****CONCLUSIONS****PRINCIPLE**

The key policies 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.

Policy D DM1 sets out 13 design aspects of which applications should be assessed against. These include: Character, Appearance, Impact, Innovation, Adaptability, Crime Prevention, Trees, Public realm, Layout, Public Art, Density and Scale.

Policy D DM4 sets out criteria for which applications relating to extensions and alterations of existing buildings must be assessed against. They generally seek to minimise the impact of the proposal on the character of the host dwelling, its neighbours and the locality.

#### DESIGN AND VISUAL AMENITY

The development seeks an extension to the rear with dormers to the dwelling and a detached garage. This includes a first floor extension and conversion of the roof space of a significant scale. As a result of the scale of the proposals, and the siting of the extensions, there is a change in appearance to the dwelling. Due to the siting of the property to the rear views from the public realm and the street scene of Chichester Road are limited.

The area has a varied and mixed character due to the mix of dwelling styles, sitings and scales. The development is considered to contribute to this mixed character through the creation of a dwelling of a high amenity value. The works are not considered to appear subservient to the dwelling as a result of its significant scale. However, it is well integrated with the dwelling, in that the eaves height and ridge height of the proposal match those of the dwelling, as do materials. The development adds to the varied character and spatial pattern of the area. As a result, whilst it is easy to conclude that the first floor extension is not subservient to the dwelling, the development as a whole is of a good design, and have no harmful impact on the character of the locality.

The Arun Design Guide explains in section M that alterations to a dwelling should compliment the character and appearance of the building and wider landscape. With other dwellings in the locality having dormers the scheme is well integrated which is achieved through the simple design and unobtrusive form. As well as this the use of converting the roofscape through he hipped to gable and extension allows the proposal to further follow the design guide which specifies to the proposals should avoid large, flat topped alterations.

The garage will have a width of approximately 14.3m and depth of 7.25m. The proposal will have a mansard roof with an eaves height of 2.71m with the ridge height of 4.75m. There will be new double garage doors on the north eastern elevation facing the dwelling. There will be no other openings on the garage ensuing the proposal will not overlook the neighbouring properties. The design is in keeping with the property and surrounding area complies with Policy D DM1 and D DM4 of the Arun Local Plan. Arun recently adopted a Design Guide. It states development should be subservient to the main dwelling and this complies in terms of scale and size.

The development is considered to conflict with D DM4(b) of the Arun Local Plan, the proposal accords with D DM1, DDM4(a) and (e) of the Arun Local Plan.

#### NEIGHBOURING RESIDENTIAL AMENITY

The development is not considered to result in harmful overbearing or overshadowing impact on the occupiers of the neighbouring dwellings. The dwelling to the front is sited well away from the garage development at approximately 25m, which is considered to mitigate any potential for harm posed by the development. With the properties to the north west of the site are a minimum of 10.75m.

The main bulk of the development is to the north eastern side of the site, and as a result of the aspect of the site, there is considered to be no overshadowing of the neighbouring dwelling to the north. With

regard to potential for overbearing impact, the proposal is not considered to result in any significantly harmful impact on the neighbouring dwelling to the north or east, as a result of the separation distance from the boundary of approximately 5.4m and the siting of the dwellings.

The potential for overlooking into the neighbours amenity space is reduced through the windows on the north eastern elevation being on the ground floor. This ensures the scheme is acceptable in terms of overlooking. There will be the addition of views to the west however, these are considered acceptable due to the separation distance from the proposed and the boundary being a minimum of 9.66m. This allows the scheme to comply with the relevant policies in D DM1 and D DM4 of the Arun Local Plan. Furthermore, there is proposed planting to be placed upon the boundary and retained in perpetuity which is considered to mitigate any potential for overlooking. The agent has agreed that the window closest to the boundary be obscure glazed and this will reduce the most harmful impacts of

The development is considered to be in accordance with D DM1(3) and D DM4(c) 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.

#### 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.

#### CIL DETAILS

This application is CIL Liable therefore developer contributions towards infrastructure will be required (dependant on any exemptions or relief that may apply).

#### 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 Block Plan 16067-BR-1-01
- Location and Block Plan 16067-PL-001A
- Foundation, Ground & Joist Layouts 16067-BR-3-01
- First Floor, Rafter & Roof Layouts 16067-BR-3-02
- Proposed Elevations 16067-PL-005A
- Proposed Garage 16067-PL-006A

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 northern most dormer window (as annotated on 16067-PL-005A) on the rear elevations of the building at first floor level shall at all times be glazed with obscured glass and fixed to be permanently non-opening below 1.7m internal floor level.

No additional openings (rooflights/dormers) shall be installed in the side or rear elevations at roof level.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies D DM1 of the Arun Local Plan

- 4 Landscaping shall be carried out in accordance with the details shown on plan (16067-PL-001A) prior to first occupation of the extension. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of amenity of neighbouring dwellings and of the environment of the development in accordance with policy D DM1 and ENV DM4 of the Arun Local Plan.

- 5 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.