

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

REF NO: BE/44/19/HH

LOCATION: Elm Cottage
82 North Bersted Street
Bersted
PO22 9AQ

PROPOSAL: Single storey rear extension to existing carport to be used as studio/workshop/store and new rear roof light to Elm Cottage. This application affects the character and appearance of the North Bersted Conservation Area.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct an extension to an existing car barn to the rear of the property.
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RELEVANT SITE HISTORY

BE/149/84	Side And Rear Verandah And Front Porch	ApproveConditionally 16-01-85
BE/106/91	Introduction of first floor to include loft access, together with ground floor canopy and dormer to north west elevation	ApproveConditionally 17-06-92
BE/92/16/TC	Reduce height of 1No. Poplar by 10m & prune back by 2m all round. Reduce height of 1No. Prunus by 2m & reduce depth all round by 1m. Reduce height of 1No. Walnut by 2.5m & prune back by 1m. Reduce height of 1No. Fig by 3m & reduce depth all round by 2m within the North Bersted Conservation Area	No Objection 14-07-16
BE/16/91	Detached garage	Approve 13-05-91
BE/118/86	Erection of utility room and shower room within building passed for planning consent as verandah	ApproveConditionally 05-01-87

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Bersted Parish Council

Bersted Parish Council raise no objection.

No representation from nearby occupiers.

CONSULTATIONS

Conservation Officer

CONSULTATION RESPONSES RECEIVED:

Conservation Officer - The application is considered to not cause harm to the significance of the heritage asset or their setting.

POLICY CONTEXT

Designation applicable to site:

Built up Area Boundary

Conservation Area

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
HERDM3	HER DM3 Conservation Areas
HERSP1	HER SP1 The Historic Environment
CSP1	C SP1 Countryside

[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 development falls outside of the built up area boundary. The application seeks permission for an extension and conversion of a garage to an existing dwelling located in a residential area. The principle of development is acceptable and as such will be assessed against relevant development plan policies.

Bersted has a 'made' neighbourhood plan with policy ES1 of relevance to the application. The proposal complies with this policy.

The site is occupied by a detached two storey dwelling with a detached car barn to the rear.

DESIGN AND VISUAL AMENITY

The proposed rooflight is situated to rear roof elevation which is not visible from the street scene.

The proposal also seeks an extension to the existing car barn to form a workspace/store.

There is sufficient planting to the front which restricts the view of the existing car barn from the road and with the extension proposed to the rear of this, it is unlikely to be visible from the street scene. As a result of its position it is not considered to appear visually obtrusive or prominent in the street scene. The proposal is of a modest size and the materials will match that of the existing car barn which will ensure it is sympathetic in appearance.

As a result of the siting and design the development is not considered out of scale or character with the wider area and is not considered to adversely impact upon the spatial pattern or character of the area and accord with D DM1 and D DM4 of the Arun Local Plan.

CONSERVATION AREA

The proposed extension to the garage will only affect the existing modern structure and will be positioned such that it is not visible from the public domain. The addition of 1 rooflight to the rear elevation of the cottage will not harm the character or appearance of the building. Para 190 of the NPPF requires the LPA to consider the significance of the impact upon that heritage asset. The application is considered to not cause harm to the significance of the heritage asset or their setting and accord with HERDM3 of the Arun Local Plan. The development is considered to preserve the character of the Conservation area due to its modest size and position.

RESIDENTIAL AMENITY

The additional rooflight to the host dwelling is not considered to give rise to any adverse overlooking with 1 rooflight already in existence and sufficient distance retained to the boundary.

The proposed car barn extension will add an additional 4.6m depth with a height and width to match the existing. The extension retains 2m to the side and rear boundary and due to its single storey size and its location it is not considered to give rise to adverse impacts upon neighbouring amenity.

As a result of its siting the proposal is not considered to harm neighbouring 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

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 & BlockPlan - 290/01
 - Existing Car Port- 290/02
 - Proposed Studio & Store 290/03
 - Existing and Proposed Roof, Floor and Elevation Plan of main dwelling - 290/04

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 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.