

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

REF NO: BE/45/22/HH

LOCATION: 93 Addison Way
Bersted
PO22 9HZ

PROPOSAL: Single storey rear extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This application seeks to construct a single storey rear extension.
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REPRESENTATIONS

Bersted Parish Council - No Objection.

No representation received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built Up Area Boundary
CIL Charging Zone 4

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

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
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CONCLUSIONS

PRINCIPLE

The key policies are D DM1 and D DM4 of the Arun Local Plan, and guidance outlined in the Arun Design Guide.

Bersted has a 'made' Neighbourhood Development Plan, of which policy ES1 is relevant. This policy is concerned with the design of new development and states that new development which would have an effect on the appearance or character of the surrounding area should be of a high-quality design and should contribute to local character by creating a sense of place appropriate to its location.

DESIGN AND VISUAL AMENITY

The proposal is to the rear of the property and will not be visible from the wider area.

The extension is a modest size, and will project 4m from the rear elevation, with a width of 5.55m. It will have a flat roof, similar to that of the store to the front of the property, and will not appear unduly out of place in relation to the main dwelling. It is in keeping with the character of the property and will not have an adverse impact on its visual appearance. Being to the rear, the proposal will not be visible from the street scene and will have no impact on the composition and appearance of the street. It is in keeping with the character of the area and will have minimal impact on visual amenity.

The proposal appears subservient to the design of the host and is well integrated. It will use materials matching the existing, helping to ensure there is minimal intrusion on visual amenity. The proposal is appropriate in terms of scale and massing for its context and will not be unduly dominant or obtrusive to the main building. It is in keeping with the character of both the property, and the locality, and is in accord with policy ES1 of the Neighbourhood Development Plan.

Part M of the Arun Design Guide states rear extensions should respond to the distinctive characteristics of the building and surrounding area, preserve external garden amenity space and exploit opportunities for innovative and contemporary design where appropriate. This proposal complies with this.

The development will have no adverse impact on visual amenity and is in accord with D DM1 and D DM4 of the Arun Local Plan, ES1 of the Neighbourhood Plan, and the Arun Design Guide.

RESIDENTIAL AMENITY

The extension is single storey and will have a flat roof at a height of approximately 2.75m. This roof will incorporate a roof lantern which will protrude slightly above at around 2.98m but will have no impact on residential amenity. The proposal will retain 0.15m to the north boundary, 22.565m to the east, and 1.1m to the south. These distances are in accord with D DM4 of the Arun Local Plan and are acceptable. Although close to the boundary with No.92, the extension will only project marginally further than the neighbouring rear extension and will have minimal impact on their residential amenity. It does not conflict the 45- or 60-degree rules and will not result in adverse overbearing or overshadowing.

The extension will feature a set of folding doors to the east (rear) elevation. These doors will face into the garden and will not overlook any neighbouring properties. They pose no risk to residential privacy or amenity and are acceptable.

Part M of the Arun Design Guide states extensions should protect neighbouring amenity in terms of privacy and overshadowing, considering the positioning of neighbouring buildings and respond to existing elevations through the size and positioning of doors and windows. The proposal is in accord with these criteria and is respectful to the privacy and amenity of neighbouring properties.

The development will result in no adverse overbearing, overlooking, or overshadowing, and is in accord with D DM1 and D DM4 of the Arun Local Plan and the Arun Design Guide.

SUMMARY

The proposed development is in accord with the 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.

CIL DETAILS

This application is not CIL Liable.

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 Plans and Elevations

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.