

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

REF NO: BE/50/21/HH

LOCATION: 1 Babsham Cottages
Babsham Lane
Bersted
PO21 5EL

PROPOSAL: Two storey side extension including alterations to roof

SITE AND SURROUNDINGS

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

RELEVANT SITE HISTORY

BE/21/16/CLE	Application for a Lawful Development Certificate for an existing change of use to car repairs & sales (B1 Businesses).	Approve 11-04-16
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REPRESENTATIONS

Bersted Parish Council provided no objection.

No representation received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Outside built up area boundary

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
DSP1	D SP1 Design
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)

[Bersted Neighbourhood Plan 2014 Policy ES1](#) Design of new development

PLANNING POLICY GUIDANCE:

NPPDG	National Design Guide
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

PRINCIPLE

The application seeks permission for an extension to an existing dwelling in a residential area. Therefore the principle of development is considered acceptable and will be assessed against relevant development plan policies which include D DM1 and D DM4 of the Arun Local Plan.

Bersted has a made Neighbourhood Plan with policy ES1 relevant to the application.

DESIGN AND VISUAL AMENITY

The extension will be located to the side of the property and will be visible from the street scene.

The addition will extend west infilling part of the front elevation which currently features a covered porch area and runs along the side elevation where it will reduce to single storey to the rear. It will have a flat pitched roof with a height of around 7m, similar to that of the host dwelling.

The extension does not extend beyond the principal elevation and retains 1m to the side and 4.2m to the front boundary.

The extension will add bulk to the property and as such does not appear as a subservient addition in conflict with D DM4 (b) however it will consist of material to match existing to ensure its integrated with the appearance of the host dwelling. It features 2 large gable windows which appear sympathetic in design to the front elevation of the main dwelling.

The Arun Design Guide adopted in 2021 seeks to raise design in the district. This states 'the scale, massing and positioning of extensions should be visually subservient to the existing property'. Due to the scale of the extension, it does not comply with the design guide.

The surrounding properties are mixed in design and style and the addition is not considered to result in the dwelling appearing out of character with the properties within the street scene.

Whilst the development is a large addition, due to the size of the site, it is not considered to appear as an overdevelopment or result in adverse harm upon the street scene in which a refusal is justified in accordance with D DM1 and D DM4 (a) and (e) of the Arun Local Plan.

RESIDENTIAL AMENITY

The extension will retain 1m to the western boundary and neighbouring dwelling. The two storey element will extend along the front and side elevation for around 6.8m where it will reduce to single storey for 2.2m.

There is a window to the neighbouring property at ground floor level, facing south towards the rear of the development which will be impacted as a result of the siting of the two storey extension. This is a secondary window and with a fence along the boundary which restricts view available, the adverse impact is not deemed significant. There is a first floor window to the side elevation of the neighbouring property which is likely to be subject to some overshadowing, due to the separation distance being reduced due to the two storey extension, however this appears to be obscured glazed and as such again is not considered to result in a significant impact.

The rear single storey element will have a lean to roof, which will join with an existing rear addition, matching in height. The development will feature 1 side window to the ground floor which will serve a bathroom and a window facing the rear serving a utility. This replaces an existing window and due to the siting, views are not considered to increase from that which are already available from standing in the rear/side garden.

To the first floor there will be an additional rear window facing north. Due to the shape of the boundary and location of the neighbouring property, this may give rise to some overlooking. However as the window serves a bathroom, it will be conditioned that it remain obscured glazed. This will ensure it does not give rise to adverse views upon the neighbouring property gardens.

Whilst the addition is large, with the use of obscured glazing, it is not considered it would give rise to adverse overlooking, overshadowing or overbearing in which a refusal is justified.

The proposal is not deemed to result in adverse harm as such accords with D DM1 and D DM4 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 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, Block and Proposed Floor Plan - Sheet 1 of 3
 - Proposed First Floor Plan and Elevations - Sheet 2 of 3
 - Proposed Roof Plan - Sheet 3 of 3
- 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 first floor window to the rear elevation of the building shall at all times be glazed with obscured glass and only openable at a high level, at least 1.7m above finished floor level.
- Reason: To protect the amenities and privacy of the adjoining property in accordance with policies D DM1 of the Arun Local Plan.
- 4 The materials and finishes of the external wall 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 DM1 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.