

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

REF NO: BE/51/20/HH

LOCATION: 33 Hazel Road
Bersted
PO22 9EA

PROPOSAL: Demolish existing lean-to side (w) elevation & rebuild single storey side/rear extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to remove an existing lean to and construct a side extension.
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REPRESENTATIONS

No objection
No representation received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Built up area boundary

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

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 to the application. The proposal complies with this policy.

DESIGN AND VISUAL AMENITY

There is an existing lean to situated to the western side of the property which serves a garage and this will be removed and replaced with a single storey side extension.

The extension will be set further back than the existing garage around 5.75m behind the principal elevation. It will then run along the side elevation and extend around 2m beyond the rear.

It will be constructed of brick which will match the existing dwelling. The proposal is modest in size and appears subservient to the host dwelling.

The surrounding area is similar in appearance consisting of bungalows however the proposal is not considered out of character, set back from the street scene and being replacement in nature.

Due to its size and design, the development is not considered to adversely impact the spatial pattern or character of the area and accord with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The side addition will have a width of 2m and run along the boundary extending beyond the rear elevation by 2m which is 1m additional than the existing structure. It will have a height of 2.75m.

The neighbouring property has a carport/garage to the side elevation and whilst the addition extends an additional 1m this is modest and as such the side addition is not considered to result in an overbearing or overshadowing impact.

There are no windows proposed to the side elevation, with additional windows to the east overlooking the garden of the host dwelling.

As a result of the design and siting of the development, it is not deemed to result in adverse impacts upon amenity and accord with D DM1 and D DM4 of the Arun Local Plan.

PARKING

Whilst the alteration would remove the garage, there is parking available to the front of the property for around 2-3 cars and on street parking. As such it is not considered to result in adverse impact upon parking in the area.

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 Plan
 - Proposed Ground Floor Plan - BR/HR/03
 - Proposed Elevations - BR/HR/04
 - Site and Roof Plan

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.