

Recommendation Report for Planning Permission for Works or Extension to a Dwelling**REF NO:** BE/52/12/**LOCATION:** Rendlesham
Shripney Road
North Bersted**PROPOSAL:** Take down existing conservatory off kitchen and re-build a single storey extension.**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	The proposed single storey kitchen and wc extension measures approximately 6m in width, maximum depth of 4.1m and a maximum height of 3.2m.
SITE AREA	Approximately 0.15 hectares.
RESIDENTIAL DEVELOPMENT DENSITY	N/A
TOPOGRAPHY	Predominantly flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Rear boundary has hedging over 3m in height, north and south side boundaries hedging approximately 2m-3m in height.
SITE CHARACTERISTICS	Detached property has front dormers with timber porch. The property has previously been extended with an annexe on the north side elevation and two conservatories on the rear, one which is the subject of this application and is to be demolished. Detached garage at front of site with tarmac driveway. The property has reddish/brown brickwork, white window frames with a brown tiled roof.
CHARACTER OF LOCALITY	Main road comprising residential with detached properties of various styles and designs. Marigolds Mobile Home site to north, Public House to east of site.

RELEVANT SITE HISTORY

BE/26/00/	Detached double garage	Approve Conditionally 26-04-2000
BE/66/01/	Single storey extension (granny annexe) and room in the roof conversion	Approve Conditionally 19-10-2001
BE/48/02/	Conservatory.	Approve Conditionally 30-08-2002

BE/76/02/	Construction of two dormers to roof	Approve Conditionally 14-11-2002
BE/52/03/	Conversion of existing garage and small extension with new first floor accommodation to form games/exercise room at first floor	Approve Conditionally 13-08-2003
BE/28/08/	New conservatory attached to annexe. Amendment to existing conservatory roof.	Approve 15-04-2008
BE/14/58	Bungalow and garage	Approve Conditionally 17-12-1958

REPRESENTATIONS

Representations received:

Bersted Parish Council

No objection

Comments on Representations received:

CONSULTATIONS

Environment Agency

Consultations responses received:

Environment Agency

The proposal falls under our Flood Risk Standing Advice, we therefore have no comments to make.

Comments on Consultation responses:

Environment Agency comments noted.

If approved, a condition and informamtive will be added to any decision regarding flood levels and flood proofing.

POLICY CONTEXT

Designation applicable to site:

Built Up Area Boundary

Class A Road

PDR on BE/66/01

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

[GEN2](#)

[GEN7](#)

[GEN11](#)

[DEV19](#)

Built-up Area Boundary

The Form of New Development

Inland Flooding

Extensions to existing residential buildings

PLANNING POLICY GUIDANCE

NPPF

National Planning Policy Framework

POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed

particularly with regard to visual and residential amenity.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

The property has previously been extended and is well screened by hedging and trees on all sides. The application seeks to remove the existing conservatory which is sited on the southern side adjacent to the kitchen and construct a single storey extension that will comprise a kitchen and wc.

The existing conservatory was approved under planning reference BE/48/02 and the proposed extension which will be positioned on the same footprint is of a similar width, depth and height as the existing structure and visually subservient to the main building. The rear boundary has dense screening of approximately 4m and to the mobile homes behind this screening are sited approximately 38m away. The neighbouring property to the south 'The Smithy' which is set forward of the proposal is sited approximately 5m away. Due to its single storey height and boundary screening it is not considered that the proposal would be readily visible to the occupiers of this property or the occupiers of the Mobile Home Site.

Taking this into account it is not considered that the proposal would detrimentally harm any neighbouring property by way of overbearing affect, unacceptable overshadowing, overlooking or loss of privacy.

Due to its rear location the proposal will not be visible in the street scene, nor would it harm the established character and appearance of the surrounding residential area.

It is therefore recommended to approve the application, subject to the following conditions.

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 for 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 no (negative, Neutral or positive) 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).

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: Site 1:1250, Floor/Site/Roof Drg No 03, Elevations Drg No 04 received on 26th March 2012.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

- 3 The materials and finishes of the external walls and roof of the extension hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policy GEN7 of the Arun District Local Plan.

- 4 Floor levels within the proposed development will be set no lower than existing levels of the dwelling.

Reason: To mitigate the risk of flooding in accordance with policy GEN11 of the Arun District Local Plan.

- 5 INFORMATIVE: Flood proofing of the proposed development shall be incorporated,

where necessary, in accordance with flood resilience and resistance techniques to be included in accordance with 'Preparing for floods' (ODPM 2003)

6 INFORMATIVE: Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

SUMMARY

This planning permission is granted because it complies with the policies listed below in that (the development would not cause any material adverse effect on visual or residential amenity on the surrounding area and its character)and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

LOCAL PLAN: GEN2, GEN7, GEN11, DEV19

THE NATIONAL PLANNING POLICY FRAMEWORK

It is is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.