

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

REF NO: BE/52/20/HH

LOCATION: 3 Berghestede Road
Bersted
PO22 9QR

PROPOSAL: Loft conversion and ground floor side extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a side extension and a loft conversion with dormer to the rear.

RELEVANT SITE HISTORY

BE/183/88	Erection of wall to 2.2m in height (already constructed without planning permission)	Approve 12-09-88
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REPRESENTATIONS

Bersted Parish Council provided no objection

2 letters of objection received from nearby occupiers

- The windows from the dormer will severely affect my privacy by way of overlooking.
- Objection to the dormer windows which will impact upon my privacy.
- The dormer should be to the front elevation where it will not overlook.
- Velux windows should be used.

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

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 Neighbourhood Plan with policy ES5 of relevance to the application. The proposal complies with this policy.

DESIGN AND VISUAL AMENITY

The proposal is located to the front and rear of the property and will be visible from the street scene.

To the southern side elevation of the dwelling there is currently a conservatory. This will be removed and a side extension will be constructed which will run along the full side, with the roofline also extending to match the host dwelling.

Whilst the width of the property will increase, the proposal appears subservient to the host dwelling, matching the height and materials to ensure it appears well integrated.

The surrounding area consists of both two storey and bungalows dwellings and the alteration is not considered to result in the dwelling appearing out of character.

The proposal due to the siting and design is deemed to accord with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The proposal will increase the width of the property to the southern elevation, by approximately 1.85m with the eaves and ridge height matching the host dwelling. As such this will provide a separation to the boundary of around 0.9m.

The neighbouring property at No.1 has 2 windows to the side elevation however due to their siting to the north and with a brick wall around 1.7m in height running along the boundary it is not considered the extension would result in significant overbearing or overshadowing impact.

A dormer will be constructed to the rear elevation. This will run the full width of the roof and have a flat roof with a height of 2.35m, width of 6.7m and depth of 4.2m.

It will have 3 windows which serve a bedroom and a bathroom. The dormer would likely give rise to views of the gardens to the neighbouring properties and possibly the gardens to the rear at Ravens Way however is not considered to provide views directly into neighbouring windows with 13m retained to the rear boundary.

A dormer can normally be constructed to the rear of the property under permitted development and due to the size of the dormer proposed, it is likely that it complies with PD and therefore whilst the development may provide views that are currently not achievable, it is likely permission is not required.

There will be 1 additional window to the side elevation and 1 to the rear ground floor. The additional

window to the southern elevation will provide views towards the windows of the neighbouring property however with it serving a bathroom and with an existing conservatory in place it is not considered views would be additional to that already achievable from the side of the property.

Due to the design and siting the proposal is not deemed to result in harm upon 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 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 and Block Plan - June 2020
 - Proposed Plans - June 2020
 - Proposed North Elevation - June 2020

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 materials and finishes of the external walls 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.

- 4 **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.