

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

REF NO: BE/63/26/HH

LOCATION: Barn End
Barn Lane
Bersted
PO22 9NY

PROPOSAL: Single storey side extension, roof extension to include new dormer, rear dormer extension, relocation of wood burner with external flue and alterations to fenestration, following the demolition of existing side garage.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Bersted Parish Council - No objection.

No representations received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Outside Built-Up Area.

The western boundary of the site adjoins the Shripney Conservation Area.

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

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions and alter to exist builds (res and non-res)
HERSP1	HER SP1 The Historic Environment
HERDM3	HER DM3 Conservation Areas

[Bersted Neighbourhood Plan 2014 Policy ES5](#) Building design**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

DESIGN AND VISUAL AMENITY

The site is a detached chalet bungalow known as Barn End, located at the western end of Barn Lane, adjoining the Shripney Conservation Area along its western boundary. The application seeks planning permission for the construction of a single-storey side extension, a roof extension with a new dormer, an extension to the rear dormer, relocation of the external flue, and alterations to the garage and fenestration.

The development is in a residential area characterised by a varied pattern of detached dwellings, several of which have front dormers reflecting the chalet bungalow character of the area. As the site adjoins the Shripney Conservation Area, the proposal has to be assessed in relation to its potential impact on the character and appearance of the Conservation Area and its setting. This is consistent with the Bersted Neighbourhood Plan policy ES5 which requires development to contribute positively to the historic character of a Conservation Area and its setting.

The proposed single-storey western extension would replace the existing garage with a garage and workshop. The extension would increase the depth of the projection from the rear of the property by approximately 0.3m to 3.2m, while retaining an overall width of 7.4m. It is noted that the garage would be accessed from the side and would have internal measurements of approximately 2.8m wide by 5.2m deep. While these dimensions would not comply with relevant parking standards, the proposed 3.2m projection would comply with the Arun Design Guide (ADG) guidance, which recommends a maximum depth of 3.3m for rear extensions. Furthermore, the proposal would not result in a loss of parking provision, as the existing garage does not currently provide a parking space that meets the relevant standards with a width of 2.5m and a depth of 6.3m.

Above the single storey extension, the hipped roof would extend westwards, increasing the ridge length by 7.5m to 12.4m and requiring removal of the existing flue which would be repositioned on the side eastern elevation. Although the roof extension would increase the dwelling's massing and bulk and would not be subservient, it would be towards the rear of the dwelling and remove unsympathetic features. Additionally, it would retain a simple hipped form consistent with the host dwelling and neighbouring properties and would therefore not harm visual amenity. Therefore, the proposed roof extension would not result in harm to the visual amenity of the host dwelling or street scene and would be in accordance with Arun Local Plan (ALP) policies D DM1 and D DM4, the ADG, and policy ES5 of Bersted Neighbourhood Plan.

Set within the western flank of the southern roof plane would be a new dormer that would have a width of 4.9m, a depth of 1.6m and a flat roof with a height of 1.5m and an eaves height of 1.2m. It is noted that it would be comparable in size, scale, and form to the existing dormer on the eastern flank of the southern roof plane.

The existing rear dormer on the northern roof slope would be enlarged with its width increasing by 2m to 4m. The dormer would otherwise retain its existing depth of 1.6m, with the flat roof remaining at a height of 1.4m and an eaves height of 1.2m. The dormers would increase the amount of accommodation at first-floor level; however, taken together, the overall scale and massing would remain proportionate and sympathetic to the host dwelling, consistent with the area's chalet bungalow character. The rear dormer would not appear unduly dominant or incongruous within the street scene. Therefore, the proposed dormers would not result in harm to the visual amenity of the host dwelling or street scene and would be in accordance with ALP policies D DM1 and D DM4, the ADG and policy ES5 of Bersted Neighbourhood Plan.

The walls would be finished in white-painted facing brickwork and the roof with interlocking tiles to match the existing dwelling. The dormers would be finished in anthracite grey weatherboard cladding, a flat roof of grey GRP, and anthracite grey uPVC windows. Fenestration to the rear would be either white or anthracite grey uPVC. A grey roller shutter would replace the garage door, while the front windows would be replaced with anthracite grey uPVC and the existing dormer given a grey GRP roof. The use of matching materials would ensure that the development integrates appropriately with the host dwelling and is therefore in accordance with Arun Local Plan policies D DM1 and D DM4, the Arun Design Guide (ADG) and policy ES5 of the Bersted Neighbourhood Plan.

On the eastern side elevation at ground-floor level, there would be a three-panel bi-fold door and existing windows would be replaced with anthracite grey uPVC windows. The flue would be repositioned and be approximately 3m above ground level and project approximately 2.1m above the roof plane. On the western side elevation there would be a small single window set high within the hipped roof, approximately 1.6m above floor level. On the northern rear elevation at first-floor level, the dormer glazing would be altered to add obscure glazing and any new or replacement windows would be in either white or anthracite grey UPVC. At ground-floor level, the existing windows on the eastern flank would be replaced with obscure glazing. The existing three-casement window on the western flank would be replaced with a smaller two-casement window, a three-casement window, and a single door. All windows on the southern front elevation would be replaced with anthracite grey uPVC, with their existing openings retained. These changes would integrate with the dwelling.

It is acknowledged that the removal of the visually intrusive parapet walls, flat and polycarbonate roofs, and projecting roof-access structure would simplify the building and result in a simpler and more sympathetic appearance within the street scene and improve the setting of the adjacent conservation area. Although the development would be substantial and not subservient, its hipped roof form reflects others in Barn Lane and would result in a more visually cohesive appearance.

Overall, the proposal would replace a number of unsympathetic additions with a more cohesive and sympathetic form of development. The extensions would be visually integrated with the host dwelling through their siting, scale, form, massing, and materials, resulting in a balanced and visually coherent appearance in line with the character and appearance of the host dwelling, street scene, and wider area. The proposal therefore accords with Arun Local Plan policies D DM1 and D DM4, the Arun Design Guide (ADG), and policy ES5 of the Bersted Neighbourhood Plan.

RESIDENTIAL AMENITY

It is acknowledged that the separation distances to the northern and western boundaries would not meet the distances set out in the ADG; however, these distances are already below the recommended standards in the existing situation.

The proposal would increase the bulk and mass of the roof to the rear and through the side extension and front and rear dormers, extending only slightly beyond the existing footprint. The separation distance to the southern front boundary would remain at 2.2m and to the northern rear boundary at 0.9m. The western side boundary separation would reduce from 0.6m to 0.3m. Although these distances do not comply with the ADG, the proposal would not result in a materially greater impact than the existing situation. Therefore, given the maintained spacing the proposal would not result in overbearing or overshadowing impacts to neighbouring properties or amenity.

In terms of overlooking, the front dormer would introduce first-floor windows on the western flank of the front roof slope. These would provide mainly oblique views of the neighbouring property to the south and have a similar outlook to the existing dormer on the eastern flank of the front roof slope. The 12m separation distance would be maintained to the side boundary of the neighbouring southern property and

as such the proposed front dormer would not result in harmful overlooking impacts to neighbouring amenity.

The rear dormer windows would remain in the same position but be smaller and obscurely glazed because they serve a bathroom. The small western gable window would be 1.6m above floor level, while the eastern side windows would retain their existing size, position, outlook, and remain broadly unchanged. Ground-floor changes to the rear elevation would retain an outlook of the host dwelling's garden. Given these arrangements, the separation distances and the existing boundary treatments, the proposal would not result in overlooking or loss of privacy to neighbouring properties.

The proposed development would not result in harm by way of overlooking, overbearing, or overshadowing impacts, in accordance with Arun Local Plan policies D DM1 and D DM4.

HERITAGE

The western boundary of the application site adjoins the Shripney Conservation Area and as a result the proposal needs consideration under Arun Local Plan policies HER DM3 and HER SP1 and the National Planning Framework (NPPF).

Policy HE9 of the NPPF (2026) requires proposals affecting a conservation area to have regard to its special architectural or historic interest and to conserve features that contribute positively to its character or appearance. As the site lies outside but adjacent to the Shripney Conservation Area, the policy is relevant only insofar as the proposal may affect its setting or significance.

Given the existing boundary treatments and the size and scale of the proposal, it would not harm the character or setting of the conservation area and therefore accords with Arun Local Plan policies HER DM3 and HER SP1 and the NPPF.

PARKING

The existing garage has an internal width of 2.5m and an internal depth of 6.3m. This fails to meet current guidance for a usable parking space, which typically requires an internal floor area width of 3m and a depth of 6m. As such, the garage would not be considered suitable for vehicle parking and is unlikely to contribute to effective off-street parking provision.

Part I of the ADG requires dwellings of four or more bedrooms to provide a minimum of three parking spaces. The side driveway appears to have sufficient capacity to accommodate three off-street parking spaces. However, the driveway and the parking area lie outside the red-line boundary shown on the submitted location plan. Ownership of the driveway has not been established, and any rights of access or parking associated with the dwelling have not been confirmed. Although the driveway appears to be used for parking by the occupants and may also be shared with the adjacent property, it cannot be confirmed that these spaces are available for the exclusive or continued use of the dwelling. The driveway cannot therefore be relied upon as secured off-street parking provision for the purposes of assessing compliance with the Arun Parking Standards.

However, whilst the proposal would not comply with the Arun Parking Standards, it would not result in any reduction in the existing off-street parking provision, and consequently a condition to secure additional parking is not required in this case.

SUMMARY

The proposed development is in accordance with relevant development plan policies and 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

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:
 1. Location Plan.
 2. Existing and Proposed Block Plans - RevA.
 3. Proposed Floor Plans - 07 RevC.
 4. Proposed Elevation Plans - 08 RevC.
Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policies D DM1 and D DM4.
- 3 Based on the information available, this permission is exempt from the requirement to provide a biodiversity gain plan under Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990. The following exemption applies:

This planning permission is for development which is a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Reason: In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).

- 4 **INFORMATIVE:** Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). 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 NPPF.