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

REF NO: BE/65/18/HH

LOCATION: 78 Addison Way
Bersted
PO22 9HZ

PROPOSAL: Two storey side extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION — As above - two storey extension to north side of semi-detached dwelling. The accommodation provided is two bedrooms and a kitchen.

RELEVANT SITE HISTORY

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Bersted Parish Council

Bersted Parish Council:-

No objection

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
Within built up area boundary

DEVELOPMENT PLAN POLICES

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
SDSP2	SD SP2 Built-up Area Boundary

Bersted Neighbourhood Plan 2014 Policy ES1 — Design of new development

PLANNING POLICY GUIDANCE:

NPPF National Planning Policy Framework

NPPG National Planning Practice Guidance

CONCLUSIONS

The site lies within the built up area boundary where development is generally acceptable in principle according to policy SD SP2.

Extensions to dwellings are considered against policies D DM1 and D DM4. D DM1 discusses general concepts such as character and appearance whereas D DM4 list criteria specific to extensions such as , visual integration, subservience, impacts on overlooking/overshadowing/overbearing and established spatial character.

In this case the extension would be to the north of the host dwelling. It is set back from the front with a lower ridge height than the existing roof giving a subservient appearance. Some additional overlooking would take place to the rear however this would be broadly similar to the existing situation. To the north there would be additional overlooking from the rear bedroom however this is at an oblique angle and therefore the level of harm to the amenities of the property to the north is not unacceptable.

The bedroom to the front would also provide overlooking to the front windows of 79. Due to the set back, the oblique angle and the existing window in no 78 the level of additional looking is not considered to cause demonstrable harm to the amenities of no 79.

The relevant policy of the Bersted Neighbourhood Development Plan is ESD1. The proposal is considered to comply with this policy as the extension, for the reasons above, is acceptable in design and character terms.

It is therefore recommended that the application be approved subject to 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 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:- 1:500 block plan, JAN-21-18-1, JAN-21-18-3, JAN-21-18-4

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM4 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.