

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

REF NO: BE/6/19/HH

LOCATION: 72 Sunningdale Gardens
Bersted
PO22 9LF

PROPOSAL: Two storey side/rear extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application proposes to construct a two storey side and rear extension.
----------------------------	---

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Bersted Parish Council

Bersted Parish Council provided no objection to the application.

No representation received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:

Built up area boundary

DEVELOPMENT PLAN POLICES[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)
SDSP2	SD SP2 Built-up Area Boundary
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 proposed development is situated within the built up area boundary where the principle of development is acceptable subject to accordance with relevant development plan policies. As stated in SDSP2 the key policies considered are DDM1 and DDM4 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

The proposal is situated to the rear and side of the dwelling and as a result will be visible from the street scene.

The extension will extend beyond the rear and the side elevation of the dwelling and as a result will alter the appearance of the dwelling. Whilst the surrounding area consists of properties of a similar style and design the change in appearance is not considered such that a refusal is justified. To the front there will be a small dormer constructed with a height of 0.8m and a depth of 1.45m. Again whilst there are no similar examples of these nearby it is modest in size and not considered to appear overly dominant. The extension will be constructed of materials to match that of the existing dwelling and as such appears well integrated.

The proposal will alter the appearance of the dwelling however it is not considered that the change will give rise to any adverse impacts upon the spatial pattern or character on the area and accord with DDM1 and DDM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The proposal will extend 4m beyond the rear of the existing dwelling. This will run the full width of the rear and extend an additional 2.4m past the side elevation. This will then extend along the side for 1.5m.

Due to the siting of the host dwelling which is set behind that of No.74 and with 1.2m separation the development is not considered to appear overbearing or give rise to adverse overshadowing upon this property.

The neighbouring property at No.70 is a bungalow and again set behind that of the host dwelling. As a result of its single storey appearance and its siting the proposal is again not considered to give rise to any adverse impacts in terms of overbearing or overshadowing. No.70 has a window to the ground floor western elevation which will meet in line with the proposed extension. The proposal may therefore give rise to a slight loss of light however this is not considered significant due to its siting and it serving as a secondary window.

There are 3 windows proposed to the first floor rear elevation. Whilst there is only approximately 8m retained to the rear with first floor windows already in place, it is not considered views from these will increase significantly from that which is already possible in which a refusal would be justified.

A first floor window will be installed to the western side elevation however it will be obscured and fixed shut below 1.7m as shown on plan to reduce any adverse impacts. 2 windows will also be installed to the side elevation facing the street scene, however as the extension and dwelling is set behind that of No.74 the first floor en-suite window shall also be conditioned to remain obscured and fixed shut below 1.7m to prevent adverse overlooking to the rear garden of No 74. 2 additional windows will also be installed to the first and ground floor eastern side elevation however due to their siting which is front of that of the neighbouring property they are not considered to give rise to any adverse views over No.70.

Whilst the extension is large, it is not considered to give rise to any adverse impacts upon neighbouring amenity by way of overshadowing, overbearing or overlooking and accord with DDM1 and DDM4 of the

Arun Local Plan.

SUMMARY

The proposed development is deemed to accord with the relevant development 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
 - Proposed Ground Floor Plan -Rev A
 - Location and Block Plan
 - Proposed Elevations
 - Proposed First Floor Plan
 - Proposed and Existing Roof Plan

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 of the Arun Local Plan.

- 3 The first floor window to the western elevation and first floor en-suite window to the southern

elevation of the building shall at all times be glazed with obscured glass and only openable at a high level, at least 1.7m above finished floor level.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies DDM1 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.