

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

REF NO: BE/76/18/HH

LOCATION: 1 Old Moat Close
Bersted
PO22 9UP

PROPOSAL: Single storey rear extension with pitched tiled roof (resubmission following BE/9/18/HH). This application affects the character & appearance of the Shripney Conservation Area.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposal is to erect a single storey side extension to the existing bungalow. As existing, there is a side projection and it is proposed to extend this side projection forward (south) by 2.5 m. The proposed extension is proposed to be finished in matching materials - timber boarding and slate tiles. The extensions would create an enlarged living area and the number of bedrooms would remain at four. Two rooflights are proposed in the north elevation but no accommodation in the roofspace is proposed or could be achieved with the current roof slope.
RESIDENTIAL DEVELOPMENT N/A DENSITY (NET)	

RELEVANT SITE HISTORY

BE/70/17/HH	Rear single storey extension with a pitched roof. This application affects the character & appearance of the Shripney Conservation Area	Refused 14-09-17
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REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Bersted Parish Council
Bersted Parish Council - No objection.

CONSULTATIONS

Conservation Officer

CONSULTATION RESPONSES RECEIVED:

Conservation Officer - The proposal is for a single storey rear extension to a Locally Listed Building or Structure of Character. Whilst the proposed works are located to the rear of the building, they are in fact visible from the street. Shripney Lane is rural in nature and the property itself has a retained agricultural character to it.

It is considered that the proposed extension provides the opportunity to improve living accommodation, whilst also being simple in appearance. The new window/door design should respect those already present in order to ensure that the existing character is maintained. In addition, I note that two rooflights are proposed. Whilst these are acceptable, they should be of a conservation standard design. Details of the windows/doors/rooflights should be provided for by way of condition.

POLICY CONTEXT

Outside the Built Up Area Boundary;
Shripney Conservation Area;
Building of Character;

DEVELOPMENT PLAN POLICES

CSP1	C SP1 Countryside
DDM1	D DM1 Aspects of form and design quality
DSP1	D SP1 Design
HERDM2	HER DM2 Locally Listed Buildings or Structures of Character
HERDM3	HER DM3 Conservation Areas

Bersted Neighbourhood Plan 2014 Policy ES1	Design of new development
Bersted Neighbourhood Plan 2014 Policy ES5	Building design

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

A previous application for a larger rear extension was refused planning permission in September 2017 (BE/70/17/HH). This was due to the extension being of a form that would not respect the simple form of the existing building.

The key policy consideration in the determination of this application is deemed to be D DM1 of the Arun Local Plan 2011-2031. As the application site is within the Shripney Conservation Area and the proposal benefits a building of character, policies HER DM3 & HER DM2 of the Arun District Plan apply.

Policy ES1 of the Bersted Neighbourhood Plan states that new development which would have an effect on the appearance or character of the surrounding area should be of a high quality design and should

contribute to local character.

Policy ES5 states that The design of new buildings should contribute positively to the historic character. Conservation Areas and their settings, will be conserved and enhanced to reinforce the quality and character of Bersted.

The application property is part of a private conversion development set within the Shripney Conservation Area within a semi-rural area. The neighbouring property, 2 Old Moat Close has a ground floor secondary window which is part obscured by the boundary fencing such that only the top half looks onto the site.

The proposed extension is subservient to and will visually integrate with the existing building. Furthermore, the only impact on the amenity of no. 2 Old Moat Close is a loss of light to the top half of an existing secondary window and this is not considered to be materially harmful to the living conditions of the neighbouring property.

The extension is to a recognised heritage asset (locally listed building of character). The Councils Conservation & Design Officer has therefore assessed the application and considered that the proposed extension will be simple in appearance relative to the existing dwelling. Subject to details, he raises no objection.

The dwelling is recognised as a Building of Character and also forms part of a Conservation Area. As such, development must preserve or enhance the local character and should not adversely affect the appearance or setting of the host building. It is considered that the proposed extension will be simple in appearance and modest in scale to respect the existing dwelling and the character of the area.

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 No development above damp proof course (DPC) level shall take place unless and until a schedule of materials and finishes to be used for external walls, roofs and windows and doors of the proposed extension have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the extension.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity and character and appearance of the building in accordance with policy D DM1 of the Arun Local Plan.

- 3 The development hereby approved shall be carried out in accordance with the following approved plans:

Location Plan

Block Plan

1803661/PL/3A - Floor Plans

1803661/PL/1 - Elevations

1803661/PL/2 - Elevations

1803661/PL/4 - Roof Plans

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.

- 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.