

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

REF NO: BE/78/20/HH

LOCATION: 111 Stroud Green Drive
Bersted
PO21 5SZ

PROPOSAL: Single storey rear extension including demolition of existing conservatory and single storey side extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The proposal seeks to construct a rear extension and single storey front extension.

REPRESENTATIONS

Bersted Parish Council provided no objection.

No representation received from nearby occupiers.

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

[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 key policies are D DM1 and D DM4 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 located to the rear and front/side of the property and is partially visible from the street scene. The property is located to a corner.

There is a small side addition which serves as a porch. This will be extended in depth by around 1m. This retains 2m to the principal elevation and largely retains its appearance of the property in the street scene.

The rear extension extends beyond the side elevation by around 1.85m and is partially visible from the street scene although the porch helps to restrict views.

The host dwelling differs in style to surrounding properties however the alteration to the front is minor.

Due to the siting and scale of the proposal, it is not considered to impact upon the spatial pattern or character of the street scene and accord with D DM1 and D DM4 of the Arun local Plan.

RESIDENTIAL AMENITY

The host dwelling has a conservatory which runs along part of the rear, although varies in depth. This will be removed and replaced with a rear extension.

The proposal will have a depth of 3.87m which is an increase of around 1m than compared to the existing. It will have a height of around 2.5m to the eaves and 2.75m with a flat roof. There will also be two roof lanterns to a height of 3.1m.

The addition extends beyond the rear elevation of the neighbouring property and is likely to intersect a 45 degree angle. Whilst the extension is slightly taller than the existing conservatory, the depth of the conservatory to the eastern side is currently around 3.8m and the depth to this side does not increase and therefore the impact to this side by way of overbearing or overshadowing is not considered to significantly increase from that which is already achieved. An extension could be constructed to 3m under permitted development and the increase is not considered to result in a significant adverse impact.

There will be doors to the rear which will overlook the garden of the host dwelling and the proposal is not considered to give rise to additional overlooking.

The proposal is not considered to harm 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 -July 2020- submitted 28/9/20
 - East Elevation - July 2020
 - Proposed Plans - July 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 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.