

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

REF NO: BE/83/19/HH

LOCATION: 13 Central Avenue
Bersted
PO21 5HT

PROPOSAL: Single storey rear extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a single storey rear extension.
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REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Bersted Parish Council
No objection
No representation received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
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
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

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. 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 will be situated to the rear of the dwelling. As it extends along the rear the roof will be partially visible from the front due to its siting, however views will be minimal.

The extension is quite large, however at single storey it appears subservient to the host dwelling. Materials will also match that of the host dwelling which helps the development appear sympathetic in appearance.

With few viewpoints from the street scene, the proposal is not considered to harm the spatial pattern or character of the street scene and accord with DDM1 and DDM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The extension will replace an existing conservatory however will increase in depth by 1.5m with a total depth of 4.5m. It will have a flat roof with a height of 3.15m and 3.75m with roof lantern.

The extension will extend beyond that of the neighbouring properties however is not considered to appear unduly dominant or overbearing.

To the neighbouring property at No.11 a garage is located at the boundary. There is however a window to the rear of this and due to its siting the extension will intersect a 45 degree line drawn from the centre of the window. Whilst it does intersect, there is 1m retained to the boundary and with boundary treatment in place also, it is not considered to give rise to significant overbearing or overshadowing in which a refusal is justified.

The extension will have doors to the rear and resultant views will be of the rear garden. There will also be an additional window serving a bathroom to the eastern elevation however at ground floor level with fencing in place, views again are not considered significant.

The proposal is not considered to adversely harm neighbouring amenity by way of overbearing, overshadowing or overlooking and accord with DDM1 and DDM4 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord with 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
 - Block Plan
 - Proposed and Existing Roof Plan - DR/PL/04
 - Proposed Elevations - DR/PL/03
 - Proposed Ground Floor Plan - DR/PL/02

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 materials and finishes of the external walls and roof of the building hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity 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.