

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

REF NO: BE/88/20/HH

LOCATION: 392 Chichester Road
Bersted
PO21 5DR

PROPOSAL: Cement board cladding to upper storey of existing house and extension approved under application number BE/35/20/HH.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to install cladding to the first floor of the property. The plans also show extension to the side and rear of the property.

RELEVANT SITE HISTORY

BE/35/20/HH	Single storey rear extension, first floor side extension.	ApproveConditionally 27-05-20
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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:

CONCLUSIONS

PRINCIPLE

The key policies considered 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 seeks to install cladding to the front, sides and rear of the property at first floor level as such it will be visible from the street scene and wider area.

The surrounding area is mixed in design and styles and whilst cladding is not common in the area, there are some examples of it within the locality and therefore its use is not considered to result in the dwelling appearing significantly out of character.

The cladding colour proposed is pale grey and is considered appropriate.

The plans also demonstrate a first floor extension to the side of the property which is also visible from the street scene. This will be situated above the existing attached garage and is considered a subservient addition and will have a hipped roof which matches in the existing roof design. Eaves and ridge height will match which ensures its appears well integrated.

The proposal is not considered to result in adverse harm upon the appearance of the street scene and accord with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The cladding proposed is not considered to result in harm upon amenity.

Whilst the extensions proposed have already been approved under BE/35/20/HH, potential impacts will be assessed within this application also.

The first floor extension will run along the side of the dwelling and with no windows to the host dwelling or the side of the neighbouring property this is not considered to result in adverse overlooking. With the host dwelling situated slightly further forward than that of No.390, the first floor addition may give rise to slight overbearing/overshadowing to the neighbouring property. However, due to the separation, it is not considered to result in a significant impact.

A single storey rear extension is also proposed. This will replace an existing addition however run along the full rear elevation. The depth will remain as existing at 3.5m however there will be a 1m overhang to provide a covered area. With the house detached, an extension of 4m depth could be constructed under permitted development and due to the height and depth proposed which is only slightly larger, with no side windows, it is not considered to result in an adverse overbearing or overshadowing impact upon neighbouring amenity, with 3m retained to the western boundary.

There will be an additional window to the rear at first floor level, however due to the siting with no views into direct windows, it is not deemed to result in overlooking additional to that which is already achievable. An additional window to the front, will overlook the street scene. With the rear development

at single storey, doors to the ground floor will overlook the garden of the host dwelling.

Due to the siting of the development, it is not considered to give rise to significant impact upon neighbouring amenity by way of overbearing, overlooking or overshadowing 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 Plan
 - Plans -20/3/7
 - Email dated 13/10 referring to colour of cladding.

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.