

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

REF NO: BE/99/19/HH

LOCATION: 26 Sherwood Road
Bersted
PO22 9DR

PROPOSAL: Single storey rear extension and loft conversion

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a single storey rear extension and a loft conversion with the addition of a dormer to the northern elevation.
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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 is considered to comply with this policy.

DESIGN AND VISUAL AMENITY

The proposal seeks to construct a dormer to the north which will be highly visible from the street scene. The rear extension due to its siting due to the location will not be visible from the wider area.

The development appears well integrated and whilst the dormer appears large it is not an unduly dominant feature. The area is mixed in character with both single and two storey dwellings nearby. The neighbouring bungalow has a side dormer similar to that which is proposed and therefore the dormer cannot be considered to appear out of character.

The plans propose grey cladding to the dormer. There is however no nearby examples of cladding and the material is considered out of character. Following this, it has been agreed that the dormer will remain tile hung to match the existing roof and neighbouring dormer which ensures it remains sympathetic in appearance to the host dwelling and surrounding area.

The proposal is not considered to adversely impact upon the spatial pattern or character of the area and accord with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

An existing 2m conservatory will be removed to allow for the construction of a rear extension. The extension will have a depth of 6m with a flat roof to a height of 3m. Whilst the depth is relatively large, due to the siting, with 3.9m to the northern boundary and a garage also situated along the boundary, this restricts much of the view and as a result it is not considered to appear overbearing or overshadowing upon the northern elevation. Similarly, to the south, there is a separation distance of 1.3m and with a garage located at the boundary to No. 24. This again restricts much of the view from the southern elevation and is not considered to result in adverse impacts.

The extension will have doors to the rear however no side windows and therefore views will be of the rear garden and at single storey is not considered to provide adverse overlooking. There will be an additional window installed to the rear gable end of the dwelling, however due to the siting, it is not considered to provide direct views into neighbouring properties and as a result, not considered to give rise to adverse overlooking.

A dormer will also be constructed to face the northern elevation and will have a height of 2.75m and a depth of 3.35m. The dormer will install 3 windows facing north. There is a two storey neighbouring property to this elevation with two small windows in existence. Due to their size and siting, it is not considered the dormer windows would result in significant overlooking with the proposed windows serving a landing, bathroom and study. The study window may however have views over the neighbouring garden as it is sited past the rear elevation of the property. This will be obscured glazed to ensure no adverse overlooking. There will also be velux installed to the southern elevation. These will be of a height at least 1.7m from finished floor level and as such is not considered to result in adverse overlooking upon the dormer situated opposite.

The proposed development is not considered to result in adverse impacts upon neighbouring 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 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
 - Location and Block Plan - IBA/519/01
 - Proposed Elevations - IBA/519/07
 - Proposed Roof - IBA/519/08
 - Proposed First Floor - IBA/519/05
 - Proposed Elevations - IBA/519/06
 - Proposed Ground Floor - IBA/519/04

- Email dated 22/10/19 confirming material used for dormer.

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 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 D DM1 of the Arun Local Plan.

- 4 The window sited to the southern end of the dormer at the east elevation serving a study 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 D DM1 of the Arun Local Plan.

- 5 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.