

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

REF NO: BN/103/25/HH

LOCATION: Sundance  
Yapton Road  
Barnham  
PO22 0BQ

PROPOSAL: Side extension to bungalow and internal alterations. Re roofing with standing seam metal roof and additional insulation.

**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION As above.

**REPRESENTATIONS**

Barnham &amp; Eastergate Parish Council - No objection.

No representations were received from nearby occupiers.

**CONSULTATIONS****CONSULTATION RESPONSES RECEIVED:**

ADC Drainage Engineers - Objection raised in relation to runoff destination and construction, operation, maintenance, decommissioning and structural integrity (existing trees which could impact the scale and layout and location of SuDS features).

Comments noted.

**POLICY CONTEXT**Outside of Built-Up Area Boundary.  
Within an area with potentially high ground water.  
Lidsey Treatment Catchment Area.**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)
WDM1	W DM1 Water supply and quality
WDM3	W DM3 Sustainable Urban Drainage Systems

**PLANNING POLICY GUIDANCE:**

NPPF National Planning Policy Framework  
NPPG National Planning Practice Guidance

**SUPPLEMENTARY POLICY GUIDANCE:**

SPD13 Arun District Design Guide (SPD) January 2021

**CONCLUSIONS****DESIGN & VISUAL AMENITY**

The application site comprises a detached bungalow located at Sundance, Yapton Road.

The proposal is for a single storey side extension that would infill the area between the existing front projection, currently used as a garage, and the existing side projection. The proposal includes internal alterations to provide enlarged living accommodation and a new garage.

The proposed extension would measure approximately 4.5m in width and 10m in depth, with a shallow pitched roof with a maximum height of approximately 3.4m and an eaves height of 2.4m. The extension would be visible from the street scene, however, by virtue of its siting, scale, and design, it would not appear out of keeping with the character of the surrounding area. The locality is characterised by detached dwellings accessed via narrow drives, with substantial vegetation that provides screening and helps to soften visual impacts.

External materials would comprise brickwork to match the existing dwelling and a newly proposed metal standing seam roof in Silver Fir Green. These materials would integrate well with the host property and ensure the extension remains visually coherent, in accordance with Arun Local Plan (ALP) policy D DM4.

The fenestration alterations would include a new rolling garage door of a design consistent with the existing doors on the northern (front) projection. The side extension would incorporate a small window serving the bathroom and a new window to the proposed accommodation. In addition, two rooflights are proposed within the existing roof section to serve the kitchen and dining area.

The side extension would not be set back from the host dwelling, which is contrary to the Arun Design Guide (ADG) requirement for a minimum 1m setback. However, this deviation is acceptable in this case due to the presence of the existing front projection, which currently functions as a garage. When viewed from the street, the proposed extension would read as a continuation of this existing form, presenting as a double garage arrangement. As such, the proposal would not result in visual harm or disrupt the established character of the street scene.

The proposal would not result in any harm to the character or appearance of the host dwelling, street scene or wider area, and as such, the proposed development would be in accordance with policies D DM1 and D DM4 of the ALP and the Arun Design Guide.

**RESIDENTIAL AMENITY**

The proposed rear extension would be screened from the neighbour to the west by the existing built form, and as such the proposal would not have any adverse impact to the neighbour to the west.

The extension would be set in approximately 2m from the eastern side boundary, and would not extend beyond the existing front elevation of the host dwelling. Furthermore, the existing vegetation would provide some additional screening. The scale and siting of the extension would not result in any overshadowing or overbearing impacts to either neighbouring property.

Two windows are proposed within the side (east) elevation of the extension at ground floor level. The

existing dwelling already contains windows in a comparable position, and the proposal would reduce the number of openings on this elevation. As such, the proposed fenestration is acceptable and would not give rise to any additional overlooking or loss of privacy. The proposed rooflights, located within the existing shallow pitched roof section, would not result in any adverse residential amenity impacts, as there are no neighbouring properties to the north or south.

The development would not result in harm to neighbouring amenity, in accordance with policies D DM1 and D DM4 of the ALP and the ADG.

#### **DRAINAGE**

The application site lies within Lidsey Wastewater Treatment Catchment Area, where the management of surface water drainage is a consideration in reducing flood risk in the locality.

The proposed extension would be modest in scale and would be predominantly built over an existing area of hardstanding. No trees are present within the footprint of the development. As such, the proposal would only marginally increase the impermeable surface area and would therefore not materially increase the risk of surface water flooding either within the site or in the surrounding area.

It is noted that the Council's Drainage Engineers have raised an objection to the proposal. However, given that there would be only minor increase in impermeable area and for the reasons outlined above, the development would not increase the chances of flooding elsewhere in the district. The proposal is therefore in accordance with policies W DM1 and W DM3 of the ALP.

#### **SUMMARY**

The proposal is in accordance with the relevant development plan policies. As such, it 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**

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.

<b>CIL DETAILS</b>
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This application is not CIL liable.

<b>RECOMMENDATION</b>
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**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 drawings:

- Location and Site Plans, Existing and Proposed Floor Plans and Elevations DPA-01

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policies D DM1 and D DM4.

- 3 Based on the information available, this permission is exempt from the requirement to provide a biodiversity gain plan under Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990. The following exemption applies:

This planning permission is for development which is a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Reason: In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).

- 4 **INFORMATIVE:** Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). 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.