

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

REF NO: BN/108/19/HH

LOCATION: 51 Elm Grove
Barnham
PO22 0HL

PROPOSAL: Single storey rear extension and conversion of roofspace to habitable use including the addition of a rear dormer.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above

RELEVANT SITE HISTORY

EG/58/01/ Single storey extension.

ApproveConditionally
14-11-01**REPRESENTATIONS****REPRESENTATIONS RECEIVED:**

Barnham & Eastergate Parish Council

Parish Council:

No representation from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXTLidsey Treatment Catchment
Within the Built Up Area Boundary
WSCC Mineral Consultation 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)
DSP1	D SP1 Design

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. As stated in SDSP2 the key policies considered are D DM1 and D DM4. The site is occupied by a detached property with front and back gardens in a mixed design area.

POLICY

Policy D DM1 sets out 13 design aspects of which applications should be assessed against. These include: Character, Appearance, Impact, Innovation, Adaptability, Crime Prevention, Trees, Public realm, Layout, Public art, Density and Scale.

Policy D DM4 sets out criteria for which applications relating to extensions and alterations of existing buildings must be assessed against. They generally seek to minimise the impact of the proposal on the character of the host dwelling, its neighbours and locality.

Policy DSP1 of the Arun Local Plan sets out that all development proposals should seek to make efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details.

Barnham has a 'made' neighbourhood plan with policy ES5 relevant to the determination of the application

DESIGN AND VISUAL AMENITY

The development proposes a rear extension to the rear of the property with a dormer to protrude to the new rear wall. There will also be the conversion of the loft space to habitable use. Due to the location of the proposed works it will not be visible from the street scene.

The single storey rear extension includes the conversion of a conservatory to a sun room, the existing conservatory will be removed and in the same place the extension will be constructed. The sun room will then meet the new extension to the rear to create an 'L' shaped extension to the rear. The rear extension will measure 2m in depth. The proposed dormer will then extend 6.5m to align with the new rear wall of the house.

Due to the design and siting of the proposed development, it is not considered to give rise to an unacceptable impact on the spatial pattern or character on the area and accord with DDM1 and DDM4 of the Arun Local Plan and ES5 of the Barnham and Eastergate Neighbourhood Plan.

RESIDENTIAL AMENITY

The proposed works would be sited approximately 13.1m from the side boundary to the east and approximately 10.4m from the boundary to the west. There are no windows that are included in the

application that gain views that do not already exist apart from to the rear which look over the garden and the fields to the rear. The proposed rear alterations and new dormer is set in approximately 29.1m from the northern boundary. The views from the garden space will only be those that currently exist and the proposals increase in height is not considered to have an impact that would overbear or overshadow the neighbouring property due to the distance of 10.4m to the boundary.

Therefore, in summary, it is considered that there would be no adverse harm to the living conditions of neighbouring properties and to the character and appearance of the host property or area in general. As such the proposal would comply with adopted planning policies in the Arun Local Plan and the Barnham Neighbourhood 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 Plan - 06
- Site Plan - 05
- Proposed Elevations - 04
- Proposed Plans - 03

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.