

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

REF NO: BN/10/21/HH

LOCATION: 2 Park Cottages
Goodacres
Barnham
PO22 0JE

PROPOSAL: Loft conversion consisting of hip-to-gable roof extension and rear box dormer with roof windows to front elevation.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION Hip to gable roof extension and rear box dormer measuring approximately 2.9m in depth by 6.7m in length by 2.5m in height, to provide habitable accommodation within roof space of dwelling

RELEVANT SITE HISTORY

BN/59/15/CLP	Application for a certificate of lawfulness for a proposed single storey side extension	PP Not Required 02-02-16
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REPRESENTATIONS

2 objections comments including;

- Proposal is too large
- Affect on privacy for neighbours
- Not in character with neighbouring properties
- Have an unbalancing effect on pair of semi detached properties
- Highly visible
- Negative effect on local residents whilst being built

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

Barham Parish Council - Proposal is oversized and need reconsideration.

POLICY CONTEXT

Designation applicable to site:
None

DEVELOPMENT PLAN POLICIESArun 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

Barnham & Eastergate Neighbourhood Plan 2014 Contribution to local characterPOLICY ES6**PLANNING POLICY GUIDANCE:**

NPPDG	National Design Guide
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

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 the locality.

Barnham and Eastergate has a made neighbourhood plan, policy ES6 relates to new development and requires proposals to offer high quality design which is sympathetic to its locality.

DESIGN AND VISUAL AMENITY

It is proposed to construct a hip to gable roof adaptation and rear box dormer to provide additional habitable living accommodation within the loft space of the property.

The extension appears to have been sympathetically designed to be constructed from materials which relate well to those currently in use on the host dwelling. Having regard to scale the extension, the existing eaves line it to be retained and the flat roof of the box dormer will be under that of the existing ridge line. The scale of the space to be provided is thought to be appropriate for its intended use and is seen as an effective use of the site under Arun Design Guidance. The fenestration is of a suitable scale and design to be in keeping with the host dwelling.

The hip to gable extension will be visible from the street and will have the effect of unbalancing the pair of semi-detached properties, however it is noted that this could be constructed under the properties Permitted Development rights and its impact could be felt even on refusal of this application. There is a varied mix of housing types and styles along the road, both single storey and double with differing roof types and an eclectic mix of materials therefore the creation of the gable end is on balance, not seen as a strong enough reason for refusal.

The extension is considered to be visually attractive and integrate well with the existing dwelling therefore having regards to the design and visual amenity, the proposal is not deemed to adversely impact the location or host dwelling in accordance with DDM1 and DDM4 of the Arun Local Plan, the Arun Design Guide and policy ES6 of the Barnham Neighbourhood Plan.

OVERBEARING, OVERSHADOWING and OVERLOOKING

In terms of overlooking, the fenestration is predominately directed towards the rear of the property, overlooking the rear except for one window to the Eastern elevation which serves a bathroom. The side facing window has been designed to be obscure glazed and fixed shut except for a top opening fanlight. In the interests of retaining privacy for the neighbours to the East, a condition shall be placed on the window to remain as approved in perpetuity. Comments in respect of overlooking have been carefully considered; due to existing windows at first floor level it is not felt that the fenestration to the 2nd floor will greatly increase the obtainable views it is felt no new views other than those already obtainable will be afforded to the proposed development in accordance with policy.

In terms of overbearing it is acknowledged that the hip to gable extension will affect the neighbouring properties, especially the bungalow to the East. However, the footprint of the host dwelling will not encroach any further towards the bungalow; maintaining a 3.7m gap to the shared boundary and over a 6m gap between dwellings which is felt is sufficient. As mentioned above it is believed that this alteration could be achieved without planning permission and therefore it is considered that any harm arising from the development will be minimal.

The properties have South facing gardens; it is felt that any overshadowing arising will be largely concentrated on the application site will only minimal overspill towards the side and front of the neighbouring properties as such no negative effect from overshadowing are foreseen.

It is therefore considered by virtue of being overbearing, overshadowing and overlooking that the proposed extensions accords with policies DDM1 and DDM4 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.

CIL DETAILS

This application is CIL Liable therefore developer contributions towards infrastructure will be required (dependant on any exemptions or relief that may apply)

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;

 - Proposed floor plans 2002 01
 - Proposed elevations 2003 01
 - Proposed Block Plan 1001
Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 and DDM4 of the Arun Local Plan.
- 3 The proposed window at 2nd floor level on the Eastern Elevation of the building shall at all times be glazed with obscured glass and fixed to be permanently non-opening below 1.7m from FFL.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies DDM4 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.