

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

REF NO: BN/113/21/HH

LOCATION: 26 Gospond Road
Barnham
PO22 0EU

PROPOSAL: Erection of two storey side extension and loft conversion with 1 x rear dormer following the demolition of existing single storey front and side extensions

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The proposal seeks to construct a two storey side extension which will replace an existing single storey addition. There will also be a loft conversion with a rear dormer. This has a length of 7.6m, depth of 3.1m and a height of 2.8m.

REPRESENTATIONS

Barnham and Eastergate Parish Council provided no objection.

No representation received from nearby occupiers.

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

ADC Engineers - Apply standard drainage condition.

With the width only increasing 1.4m from that which already exists, it is not considered necessary.

POLICY CONTEXT

Built up area boundary
Lidsey Treatment Catchment Area.

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
DSP1	D SP1 Design
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)

[Barnham & Eastergate Neighbourhood Plan 2014](#) Quality of design
[POLICY ES5](#)

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
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CONCLUSIONS**PRINCIPLE**

The key policies considered are D DM1 and D DM4 of the Arun Local Plan.

Barnham and Eastergate have a made Neighbourhood Plan with policy ES5 of relevance to the application. The proposal complies with this policy.

DESIGN AND VISUAL AMENITY

The proposal is visible from the street scene however the property is located to the end of the road which is a dead end and therefore passing traffic is minimal.

The dwelling features a cat slide roof to the western side and has an existing single storey side extension. The extension will be replaced with a two storey extension and the width will increase by 1.4m. It will have a gable end roof and therefore adds bulk to the side elevation of the property.

The development is set back from the principle elevation by 1.15m and therefore is not considered unduly dominant.

The side addition although does not appear a subservient addition in conflict with DDM4 (b) although is well integrated. The surrounding area consist of properties of a similar design and style, however there is a property at No.31 which has had an extension of similar design to that proposed and it is therefore not considered out of character with the area. The rear dormer is large although with no viewpoints from the street scene is acceptable.

Section M of the Arun Design Guide relates to householder extensions and states ' Extensions should respond to and complement the existing character and appearance of the building and wider townscape in terms of scale, massing, materials, openings and roof form.' The proposal is considered to comply with this being appropriate in scale and massing.

The proposal is not deemed to result in harm upon the character of the area and street scene and accord with D DM1 and D DM4 (a) and (e) of the Plan.

RESIDENTIAL AMENITY

The two storey side extension is not considered to result in adverse overbearing or overshadowing upon amenity, with no neighbouring properties to the west of the site. There will be 3 windows to the side elevation however with no properties to this elevation , views will be over an existing green space.

There will be a dormer to the rear which extends predominately across the new roofline. This has a length of 7.6m, depth of 3.1m and a height of 2.8m. This is not considered overbearing or overshadowing due to it siting on the roof slope.

The dormer has 3 windows serving a landing, office and bedroom. This may offer some views over the garden of the neighbouring dwelling although due to the siting, views are limited and acceptable. There

are also no properties to the rear and the dormer is not considered to result in adverse overlooking.

Due to the design and location of the development which features no side or rear properties, the proposal is not considered to result in harm upon amenity and accords with D DM1 and D DM4 (c) of the Arun Local Plan.

DRAINAGE

Engineers have requested a pre commencement condition regarding surface water drainage. However as the extension only increases in width by 1.4m with the remainder replacing existing footprint, it is not considered the condition is necessary to include.

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 informative.

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

- Plans - PL-01 Rev A

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.