

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

REF NO: BN/115/19/HH

LOCATION: Croft Cottage
Park Road
Barnham
PO22 0AQ

PROPOSAL: Single storey side and rear extension and porch to front

SITE AND SURROUNDINGS**DESCRIPTION OF APPLICATION**

The application seeks to construct a side and rear extension and a porch to the front elevation.

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Barnham & Eastergate Parish Council

No objection

No representation received from nearby occupiers

CONSULTATIONS

Engineers (Drainage)

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:

Outside 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

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

[POLICY ES5](#)

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS**PRINCIPLE**

The proposed development falls outside of the built up area boundary. However the application seeks permission for an extension and alterations to an existing dwelling located within a residential area. Therefore the principle of development is considered acceptable and as such will be assessed against relevant development plan policies which are D DM1 and D DM4 of the Arun Local Plan. Barnham and Eastergate have a 'made' Neighbourhood Plan with ES5 of relevance to the application.

DESIGN AND VISUAL AMENITY

The application seeks to construct a side and rear extension which will be visible from the street scene.

There is an existing covered porch area and a new one is proposed however the depth is increased from 0.5m to 1.5m. Due to its depth it does extend marginally beyond that of the established development line. However with 8m retained to the front boundary, it is not considered to result in an unduly dominant appearance in which a refusal is justified.

The extension will be situated to the southern elevation and wrap around the rear of the property to form a L shape. The extension will be single storey and appears subservient to the host dwelling. The design of the side extension is sympathetic in appearance to the host dwelling with eaves matching existing. Materials proposed will also match existing which helps to ensure the development appears well integrated.

The surrounding properties are varied in style and design and the extension is not considered to result in the dwelling appearing out of character with the area.

The development proposed 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

The extension has a width of 3.5m. This runs along the boundary at a depth of 8.45m. This angles away from the southern boundary retaining between 0.2-0.9m. The extension then extends 2m beyond the rear elevation and will replace an existing conservatory. Whilst the extension is situated relatively close to the boundary, the neighbouring property at 'Jevid' extends further west than the host dwelling and with the development at single storey, it is not considered to result in an overbearing impact.

The extension will have a pitched roof to match the front elevation with a maximum height of 3.75m. It will then alter to a flat roof as it extends along the side and rear with a height of 2.8m.

There are windows to the side elevation of the property to the south, however with the extension at single storey and with no side windows proposed, the development is not considered to result in significant impacts.

There will be doors to the rear extension however these are not considered to give rise to impacts additional to that are already achievable from the existing conservatory. 4m is retained to the northern boundary and as such, is not considered to give rise to adverse impacts upon this elevation

The development proposed is not considered to give rise to 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 - 003 F
 - Proposed Elevations - 002 F
 - Proposed roof plan - 001 F

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.