

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

REF NO: BN/116/19/HH

LOCATION: 19 Elm Grove
Barnham
PO22 0HJ

PROPOSAL: Single storey rear extension and addition of a first floor

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a single storey rear extension and a first floor which will increase the ridge height of the dwelling.
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REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Barnham & Eastergate Parish Council

No objection

No representation received from nearby occupiers.

CONSULTATIONS

Engineers (Drainage)

CONSULTATION RESPONSES RECEIVED:

Engineers (Drainage) - Apply surface water drainage condition.

Comments noted. The additional footprint is only slightly larger than that allowed under permitted development and therefore it is not considered necessary to include the condition.

POLICY CONTEXT

Designation applicable to site:

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 key policies considered are DDM1 and DDM4 of the Arun Local Plan. Barnham and Eastergate have a 'made' Neighbourhood Plan with policy ES5 relevant to the application.

DESIGN AND VISUAL AMENITY

The site is currently occupied by a bungalow which has a hipped roof and 2 gable additions to the front elevation. The development seeks to construct a first floor which will largely alter the appearance of the dwelling and is highly visible from the road.

Due to the scale of the changes, the development is not considered to appear subservient to the host dwelling and in conflict with DDM4 (b). However the proposal is considered visually integrated with the host dwelling by way of its design and siting. With both neighbouring properties two storey in appearance, the dwelling is not considered to appear unduly dominant or out of character with the street scene. The development retains approximately 9m to the front boundary.

The existing dwelling is brick however the materials proposed consists of render to the ground floor and cladding to the first floor, grey in colour. Due to the mix of housing in the area, the design and type of materials proposed are not deemed to prevent the proposal from being in keeping with the area.

Whilst the proposal will largely alter the appearance of the dwelling within the street scene, due to the design and siting, it is not considered to adversely impact the spatial pattern or character of the area and accord with DDM1 and DDM4 (a) and (e) of the Arun Local Plan.

RESIDENTIAL AMENITY

The dwelling will create a first floor and as a result the roof will increase in height by 2.65m. This is similar to that of the neighbouring properties and as such is not considered to result in an overbearing impact upon neighbouring occupiers. There is an existing conservatory to the north western elevation which will be removed and increases the separation distance to the boundary to 2m and 3.1m to the south eastern boundary.

There is an existing conservatory to the rear which will be removed to allow for the addition of a single storey rear extension which will run along the full rear elevation. This will have a depth of 4.75m. It will have a flat roof with a height of 2.65m with a maximum 3.3m with the addition of a roof lantern. This retains 2m and 2.4m to the side elevations which is sufficient in such that the extension is not considered to appear adversely overbearing or overshadowing upon neighbouring amenity. Whilst the rear elevation extends beyond that of the property at No.20, due to the siting and separation, it is not considered to result in adverse impacts.

There are no side windows proposed as a result of the addition of the first floor, however there will be a velux to the north eastern side elevation, although due to the height above finished floor level, will not give rise to adverse overlooking. There will be 3 additional windows at first floor facing the rear garden which will serve a bedroom and 2 bathrooms. Whilst these may provide overlooking towards the

neighbouring gardens which is not currently achievable, it is not considered overlooking would be significant in which a refusal is justified with no views into direct windows.

There are 2 windows and a door to the north eastern side elevation at ground floor however these are already in existence. With the extension to the rear at single storey elevation, it is not considered to give rise to views additional to that which are already achievable.

Due to the design and siting of the proposal, it is not considered to result in adverse harm upon neighbouring amenity by way of overbearing, overshadowing or overlooking and accord with 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.

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 - 01L
- Block Plan - 01B Rev A
- Street Scene - 07
- Proposed Elevations Sheet 2 - 06 Rev A
- Proposed Elevations Sheet 1 - 05
- Proposed Floor Plan - 04 Rev A
- Email dated 15.1.20 confirming cladding colour.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 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.