

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

REF NO: BN/116/21/HH

LOCATION: Folly House
Fontwell Avenue
Eastergate
PO20 3RU

PROPOSAL: Erection of first floor side extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The proposal seeks to construct a first floor side extension.

RELEVANT SITE HISTORY

BN/76/20/HH	Removal of existing store rooms to side of property and erection of single storey side extension.	ApproveConditionally 09-09-20
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REPRESENTATIONS

Barnham and Eastergate provided no response.

No representation was received from nearby occupiers.

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

ADC Engineers - Apply standard drainage condition.

Comments noted. However the condition is not considered necessary with the extension at first floor only, it does not increase the footprint of the property.

POLICY CONTEXT

Built up area boundary.

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)

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. Policy ES5 of the Neighbourhood Plan seeks quality of design in all new development. The replacement NP has reached Regulation 17 Stage.

DESIGN AND VISUAL AMENITY

The proposal is to the front of the dwelling. The property is set back from the street scene by around 30m and with sufficient hedging to the front boundary that views are largely restricted.

The dwelling has an existing single storey lean to and a first floor is proposed above. This will have a gable end roof which matches the host dwelling. The extension is modest in size and appears subservient.

Materials will match the host dwelling, with painted render to ensure the addition appears well integrated.

Section M of the Arun Design Guide 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 the design guidance. This is due to the scale and massing of the addition which is appropriate to that of the host dwelling and complements the existing character and appearance of the dwelling.

The proposal due to its design and with limited views from the street scene, is not considered to result in adverse harm the character of the area in accordance with D DM1 and D DM4 of the Arun Local Plan and ES5 of the NP.

RESIDENTIAL AMENITY

The first floor addition will infill the north western corner of the property. It will have a depth of 4.2m and a width of 3.2m, meeting in line with the side and front elevation.

Approximately 1.25m is retained to the northern boundary. Folly Foot Farm is located to the north and there is a large storage unit which runs along the boundary. Due to the siting of the extension and with no neighbouring properties to the north, the proposal is not deemed to result in adverse overbearing or overshadowing impact.

There is an existing two storey element to the rear of the proposed first floor and as such, no views are available towards the rear of the property. There is one window to the front which will overlook the street scene.

The proposed extension due to its location and design, is not deemed to result in adverse harm upon

neighbouring amenity and accords with D DM1 and D DM4 of the Arun Local Plan and ES5 of the NP. .

SUMMARY

The proposed development is deemed to comply with relevant development plan 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
- Proposed Plans - 02

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 The materials and finishes of the external walls and roof of the building hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policies D DM1 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.