

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

REF NO: BN/120/19/HH

LOCATION: Swallowfield
Eastergate Lane
Eastergate
PO20 3SJ

PROPOSAL: Proposed single storey rear extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct an extension to the rear of the property. Whilst it is to the rear as a result of the siting of the dwelling this faces Eastergate Lane.
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RELEVANT SITE HISTORY

BN/121/19/PL	Removal of redundant polytunnel & construction of 4 bedroom detached chalet bungalow with new vehicular entrance & relocation of Nursery parking area. This application is a Departure from the Development Plan	
EG/69/17/PL	4 No. live/work units, Research & Development propagation building & growing area, garden room, fuel store & greenhouse to main dwelling & formation of new access. This application is a Departure from the Development Plan.	ApproveConditionally 16-04-18
EG/42/13/CLP	Application for a Lawful Development Certificate for the proposed construction of single storey, mono pitch, brick and tile building with lean-to aluminium greenhouse to serve plant breeding and tissue culture propagation and other activities to serve plant propagation and trialling.	PP Required 10-10-13
EG/73/98/	Nursery storage building.	ApproveConditionally 04-12-98
EG/63/13/CLP	Application for a Lawful Development Certificate for a Proposed use - extension to existing glasshouse.	Withdrawn 10-12-13

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 conversion of an existing garage 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. The key policies are DDM1 and DDM4 of the Arun Local Plan. Barnham and Eastergate have a 'made' Neighbourhood Plan with policy ES5 of relevance to the application.

DESIGN AND VISUAL AMENITY

The extension is situated to the southern elevation. Whilst it is to the rear, due to the siting of the dwelling this fronts Eastergate Lane. However due to the boundary treatment which consist of high hedging, the property is not visible from the street scene.

The addition appears subservient to the host dwelling and will be single storey with a pitched roof. The materials proposed will match existing which ensures it will appear well integrated with the host dwelling.

The surrounding properties are mixed in style and design and the addition is not considered to appear out of keeping with the area.

The proposed development due to its siting and design with few viewpoints available from the public realm, it is not considered to result in adverse impact upon the character of the area and street scene and accord with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The extension will have a depth of around 6m however due to the design of the dwelling, the extension will be staggered in depth, with the eastern elevation around 2m behind the western side. This matches the existing design of the dwelling. It will have a width of around 10m extending the full rear. The western side will have a pitched roof with a height of 5.5m. The eastern side will sit just below at 4.75m. The eaves will match that of the host dwelling at 2.45m.

The dwelling retains 22m and 17m to the eastern and western boundary and with no neighbouring properties and land beyond this under ownership of the applicant, the extension is not considered to give rise to adverse impacts upon neighbouring amenity by way of overbearing, overshadowing or overlooking.

There will be additional doors and windows however again due to the separation distance and boundary treatments, it is not deemed to give rise to adverse overlooking.

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
 - Block Plan - 2019.257.04 Rev A
 - Location Plan - 2019.257.03
 - Proposed Plans - 2019.257.02 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 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.