

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

REF NO: BN/122/21/HH

LOCATION: 44 Spinney Walk
Barnham
PO22 0HT

PROPOSAL: Erection of single storey rear and front porch extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a single storey front and rear extension.

REPRESENTATIONS

Barnham and Eastergate provided no objection.

No representation received from nearby occupiers.

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

ADC Drainage Engineers - Given the scale of the extensions, based on the assumption that the application may be considered equivalent to permitted development, the documents supplied as part of this application have not been assessed.

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)

[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:

CONCLUSIONS

PRINCIPLE

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

Barnham and Eastergate have a made Neighbourhood Plan 2 with policy ES5 of relevance to the application which refers to the quality of design.

DESIGN AND VISUAL AMENITY

The extensions are to the front and rear of the dwelling and will be visible from the wider area.

The front extension is to the center of the dwelling with a depth of 1.25m. It will have a pitched roof with eaves to match the host dwelling, with a maximum height of 3.6m. The design adds some bulk to the front however it appears well integrated and a subservient addition.

The dwelling is set forward beyond neighbouring properties and whilst the porch addition adds depth, the established development line is varied in the area and it will not result in the porch appearing as an unduly dominant feature with the street scene.

The surrounding properties are similar in appearance although there is one example at No.43 which features a pitched addition to the front and the proposal is not considered adversely out of character.

The rear extension is similar in design although not visible from the street scene.

Section M of the 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 this in such that the design responds to and complements the existing character and appearance of the dwelling. Front extensions should generally be no deeper than 1.5m and should not be the full width of the building. The proposal complies with this.

The proposal is not considered to result in harm upon the appearance of the street scene or wider area and accord with D DM1 and D DM4 of the Arun Local Plan, the Design Guide and ES5 of the Neighbourhood Plan.

RESIDENTIAL AMENITY

The front extension is not considered to result in adverse harm upon amenity by way of overbearing or overshadowing due to its location to the front, a sufficient distance from neighbouring dwellings.

To the rear the extension will have a depth of 3.3m. It will have eaves to a height of 2.4m which join with the host dwelling and a pitched roof height of 4.4m. This has a width of 4m. This is approximately 1m from the southern boundary and retains 7.5m to the northern side.

The dwelling to the south is situated further back than the host dwelling and as such the addition does not extend beyond its rear elevation and is not considered to intersect a 45 degree angle when drawn from the centre of the window closest to the boundary. There is a conservatory to the rear of neighbouring property although due to its siting located to the southern side of the property is not subject to adverse overshadowing or overbearing as a result of the extension.

There will be a window which faces east and being single storey provides views of the garden of the host dwelling. There will be a door to the north and with sufficient separation retained to the boundary at 7.5m

does not give rise to overlooking.

The proposal due to its siting and design is not considered to result in harm upon overlooking, overbearing or overshadowing and accords with D DM1 and D DM4 of the Arun Local Plan.

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 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
 - Block Plan
 - Elevations - 2021077/PL/01A
 - Floor and Roof Plan - 2021077/ PL/1

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.