

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

REF NO: BN/125/19/HH

LOCATION: Orchard House
Highground Lane
Barnham
PO22 0BT

PROPOSAL: Alteration and refurbishment of existing residential annex including the addition of 3no. roof lights.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct additional rooflights to an existing detached annexe and alterations of the internal layout.
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RELEVANT SITE HISTORY

BN/3/98	Removal of Agricultural Occupancy Condition No. 2 imposed on Planning Permission BN/16/82 dated 27.10.82	Approve 05-11-98
BN/3/96	Construction of new entrance porch	ApproveConditionally 29-03-96
BN/18/93	Continuance of use without compliance with Condition No 2 imposed on Planning Permission BN/16/82 relating to agricultural occupancy restriction.	Refused 31-01-94

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Barnham & Eastergate Parish Council
No objection
No representation received from nearby occupiers.

CONSULTATIONS

Engineers (Drainage)

Natural England

CONSULTATION RESPONSES RECEIVED:

Engineers Drainage - Due to the scale and type of development, there are no conditions to request.

Natural England - No comment to make on the application.

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 application site is situated outside of the built up area boundary as defined by SDSP2 of the Arun Local Plan. However the application seeks permission for an alterations to an existing annexe 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 considered are D DM1 and D DM4 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 proposal seeks minor alterations to the existing detached annexe.

The proposal seeks to install 4 additional rooflights to the rear elevation of the annexe and a window to the eastern side elevation. The building is set back around 47m from the street scene and therefore with the alteration modest in scale and to the rear of the property, views are limited. There will also be internal alterations to the layout which will increase the habitable space available to the first floor.

The rooflights are small in size and due to their siting at the rear, with the property set back from the street scene, the proposal is not considered to result in adverse impacts upon the character of the area and accord with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The additional rooflights to the rear roof slope could allow for some additional views, however neighbouring properties to the rear are a sufficient distance away that they are not considered to give rise to adverse overlooking. There will be an additional window to the eastern elevation however again with the 13m to the boundary, any overlooking is not considered significant.

Due to the minor alterations proposed, the development is not considered to harm 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
- Proposed Plans - 19129-02

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 **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.