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

REF NO: BN/129/23/HH

LOCATION: 91 Barnham Road
Eastergate
PO22 0EQ

PROPOSAL: Demolition of existing annexe, new build annexe, part demolition of rear extension, new build two storey extension and internal alterations.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

The application seeks to construct a single storey side extension and a two storey rear extension. As part of the development an existing side and rear extension are to be demolished in advance.

The single storey side extension is to form a self-contained annex.

REPRESENTATIONS

Barnham and Eastergate Parish Council - no objection.

No public representations received.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

Drainage Engineers - no response.

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
HERDM4	HER DM4 Areas of Character

Barnham & Eastergate Neighbourhood Plan 2019 POLICY ES5 — Quality of design

Barnham & Eastergate Neighbourhood Plan 2019 POLICY ES7 — Conserving and enhancing Non-designated Heritage Assets

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework

NPPG National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD10 Aldwick Parish Design Statement

CONCLUSIONS

PRINCIPLE

The key policies are D DM1, D DM4 and HER DM4 of the Arun Local Plan, and guidance set out in Part M of Arun Design Guide.

The Barnham and Eastergate Neighbourhood Development Plan (BENDP) contains policies ES5 and ES7 which are relevant to the application.

DESIGN & VISUAL AMENITY

The property is a detached two-storey property located on a large plot on the south side of Barnham Road. It is set back from Barnham Road by 14.5m and has planting along the central part of the front boundary partially concealing the property from view. The development seeks to complete a two storey rear and side extension and a further single storey side extension.

The single storey side extension is located on the southeast side of the property and will be visible from the street. At its largest points the extension measures 10m deep x 5.8m wide x 3.6m high and it will largely replace existing built form which is to be demolished in advance. The proposal is only partially in accordance with Part M of ADG which states side extensions should be set back from the principal elevation by at least 1m at ground floor and that they should have a frontage no greater than 70% of the existing building. The extension is set back only 0.3m front the principal elevation in this case. However, the extension responds well to the existing building design in terms of its roof design and use of matching external materials which result in a sympathetic extension. The extension is visually integrated with, and visually subservient to, the host dwelling and is a visual improvement upon the existing flat roofed side extension.

The two-storey rear and side extension projects 3.5m beyond the original rear elevation (including a 1.5m deep veranda) and 1.6m beyond the northwest side elevation at ground floor. At first floor, a loft space is converted into habitable room and a part pitched / part flat roof constructed to match the existing roof ridge height and pitch, in accordance with Part M of ADG. The addition of large areas of glazing and a balcony alter the original character of the host dwelling through the creation of a modernised rear elevation but as this is not visible from the street the fenestration changes are acceptable. The two-storey extension will have little to no visual impact upon the street scene and is well integrated with the original building.

The proposal is in accordance with D DM1 and D DM4 of Arun Local Plan and ES5 of the BENDP in that the extension, with the exception of the rear fenestrations, reflects the character of the host dwelling and its wider setting and does not disrupt the existing composition of the street. It is mostly in accordance with Arun Design Guide.

RESIDENTIAL AMENITY

Part of the development seeks to create a residential annex which is to be self contained. As there is already an annex in existence at this property, which is to be replaced and extended as part of the proposal, it is not anticipated the proposal will materially change the level of activity or nature of the site.

It should be noted if it is intended to use the annex as a separate dwelling planning permission will be required and an informative will be added to this effect.

Part M of the Arun Design Guide states householder extensions should protect neighbouring amenity in terms of privacy and overshadowing, considering the positioning of neighbouring buildings and respond to existing elevations through the size and positioning of doors and windows.

The single storey extension reduces the separation distance to the neighbouring property 89 Barnham Road to be less than 1m however, this is considered to have no adverse impacts upon the residential amenity of the residents. This is because the extension is single storey and there is a high boundary treatment between the properties and additionally, the extension is sited north of 89 Barnham Road.

The two-storey extension introduces additional built form at first floor which reaches the height of the existing roof ridge line and therefore has the potential to have some effects upon residential amenity. The extension leaves an adequate separation distance (approximately 5m on each side) and does not conflict with the 45-dgree rule outlined in Part M of ADG. Therefore, it is not considered to give rise to adverse harm from overshadowing or overbearing effects.

In terms of overlooking, new windows at first floor are introduced in the southeast, northwest and southwest (rear) elevations. Additionally, a first floor rear balcony is created.

The rear elevation of the host dwelling is set further back than those of its neighbours. The balcony is set in under the roof structure and has solid side walls. This environments results in views of neighbouring gardens which are oblique and acceptable. The balcony will not create direct views of habitable accommodation which would be harmful.

The 5no. windows in the southeast and northwest side elevations serve two bedrooms, a walk-in wardrobe and two en-suite bathrooms. The two windows in the southeast side elevation are located approximately 6.2m from the side boundary which consists of high boundary planting shielding no.89 from view. The three windows in the northwest side elevation will be located approximately 4.9m from the side boundary shared with no.93, a bungalow, and predominantly provide views across the side access to the property and the roof. The windows are therefore all in an acceptable position and will not give rise to harmful overlooking.

The development will not give rise to any adverse overshadowing, overbearing or overlooking effects that would affect residential amenity, it accords with D DM1 and D DM4 of the Arun Local Plan and Part M of the Arun Design Guide.

SURFACE WATER DRAINAGE

The site falls within the Lidsey Treatment Catchment and therefore surface water disposal should be properly considered. ADC Drainage Engineers were consulted but a response has not been received. The applicant has submitted a statement covering flood mitigation, foul drainage and surface water drainage which is positive. The statement describes how the increase in footprint will have a minimal impact as it is predominantly over existing hard paving. Given a similar increase in impermeable area may be achieved under permitted development, the officer is in agreement and the need for a subsequent drainage condition is not necessary in this case.

NON-DESIGNATED HERITAGE ASSETS

The site is located within an Area of Character, a non-designated heritage asset, known as Barnham Road and Downview Road. The area is enhanced by the substantial buildings of various styles which are

set back from the road within large, individual plots. Due to the scale, location and design of the proposal there will be no harm upon the features of the host dwelling that make a positive contribution to the character of the area. The proposal is in accord with HER DM4 of the Arun Local Plan and ES7 of the BENDP.

SUMMARY

The proposed development accords with relevant development plan policies and 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.

CIL DETAILS

The application is in CIL Zone 2 and is CIL liable.

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 and Block Plan 411/01
- Proposed Ground and First Floor Plan - 411/04
- Proposed Elevations - 411/05
- Existing and Proposed Roof Plans - 411/06

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policies D DM1 and D DM4.

3 INFORMATIVE: If the proposed hereby permitted annexe accommodation is to be used as a separate unit of accommodation planning permission will need to be applied for. This permission provides conditional approval for an annexe unit of accommodation for purposes ancillary to the occupation and enjoyment of 91 Barnham Road.

4 INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). 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.