

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

REF NO: BN/130/21/HH

LOCATION: 34 Highview Road
Eastergate
PO20 3XB

PROPOSAL: Erection of single storey rear extension, first floor side extension including the installation of 1 x rear dormer and part garage conversion to habitable use

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a single storey rear extension, first floor side extension including the installation of 1 x rear dormer and part garage conversion to habitable use.

REPRESENTATIONS

Barnham & Eastergate Parish Council - No Objection.

No representations received from nearby occupiers.

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

ADC Engineers (Drainage)

Due to the scale of the application (negligible increase in impermeable area) we have no conditions to request. Any alterations to surface water drainage must be designed and constructed in accordance with Building Regulations.

The applicant should be aware that our records show a sewer running through the site. Please consult Southern Water regarding the location of this sewer and their required easements form it.

POLICY CONTEXT

Built-Up Area Boundary

Lidsey Treatment Catchment

WSCC Mineral Consultation Areas

HRA Buffers (SD10) Singleton and Cocking Tunnels SAC (12000m)

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

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 and the Arun Design Guide. Additionally, Section M of the Arun Design Guide relating to extensions is relevant to this application.

Barnham and Eastergate have a made Neighbourhood Plan with policy ES5 being of relevance to the application which refers to the quality of design. Also, the revised Barnham and Eastergate Neighbourhood Plan 2 to be made in January 2022 is of relevance and contains the same policy ES5.

Policy D DM1 sets out 13 design aspects of which applications should be assessed against. These include: Character, Appearance, Impact, Innovation, Adaptability, Crime Prevention, Trees, Public realm, Layout, Public Art, Density and Scale.

Policy D DM4 sets out criteria for which applications relating to extensions and alterations of existing buildings must be assessed against. They generally seek to minimise the impact of the proposal on the character of the host dwelling, its neighbours and the locality.

DESIGN AND VISUAL AMENITY

The existing property is a semi-detached two storey dwelling to corner of Highview Road. The neighbouring properties are number 32 Highview Road to north and surrounding neighbouring properties within the cul-de-sac. The surrounding area is residential in character.

The proposals are for a single storey rear extension, first floor side extension including the installation of 1 x rear dormer and part garage conversion to habitable use.

The proposed first floor side extension will be sited to the north side elevation and will run over the top of the existing attached garage to front (east) so will be highly visible from street scene. It is a large addition which adds significant bulk to the side of the property and is not subservient to the main dwelling in conflict with policy D DM4 of the Arun Local Plan.

However, the pitched roof design helps to integrate it with main dwelling roof and the gap retained to the front boundary helps to minimise impact on the street scene so does not adversely impact character of surrounding area so complies with policy D DM1 of the Arun Local Plan and ES5 of the Neighbourhood Plan.

The proposal will have the same width and depth as existing bedroom / garage to ground floor north side. The height to top of pitched roof will be approximately 6.96m.

There is approximately 4.18m retained to the east and 5.58m to the west boundary.

The proposal will form a new bedroom and en-suite bathroom at first floor. There will be two new roof windows to front (east) roof plane.

The proposed dormer will be sited to the rear (west) elevation at first floor. The dormer will measure approximately 2.57m wide x 3.30m deep x 2.10m high. It will contain one new window (2 window panes) facing west.

The proposed single storey rear extension will replace the existing ground floor bedroom to north west corner of property with a new kitchen. It will retain the same footprint as existing bedroom but will extend in length to rear so it will be in line with the existing rear elevation of property. Due to siting to rear (west) it will not be visible from street scene so does not adversely impact character of surrounding area and complies with policy D DM1 of the Arun Local Plan.

There will also be internal changes to convert part of garage to habitable use.

The proposal will have one new set of French doors (4 panes) to rear (west) ground floor elevation.

Arun recently adopted a Design Guide. It states development should be subservient from the main dwelling in terms of size and scale. The proposal does not comply however the design integrates with existing dwelling so does not cause adverse harm to street scene so is acceptable.

It states side extensions should in most cases be set back from the front of the house in order to play a subservient role to the original building. The proposal does not comply however being located above existing garage which projects beyond front principal elevation it is acceptable.

In streets characterised by small gaps between buildings, extensions must not close important gaps in the street scene by leading to a terracing effect or remove existing external access from front to back gardens. Whilst the proposal will close a gap at first floor between neighbouring property number 32 it still retains external access to rear garden on southern side so is acceptable.

The proposed materials seem to match existing dwelling and consist of facing brickwork walls to match existing and possibly fibre cement weatherboard to new gable, Interlocking pantiles to match existing roof, white uPVC casement windows and uPVC or aluminium bi-fold doors and uPVC or composite entrance door. A condition will be applied to confirm materials to match existing property.

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.

PARKING

The part conversion of garage to habitable use will reduce the garage area available. However there seems to be space on driveway for at least 2 cars remaining so complies with policy T SP1 of the Arun Local Plan and ADC Parking Standards.

RESIDENTIAL AMENITY

The proposed first floor side extension will increase overshadowing or overbearing to neighbouring amenity number 32 to north however due to no. 32's garage directly to northern boundary and gap to neighbouring property there is no adverse harm caused so is acceptable.

Due to new French doors to rear ground floor and one new window to rear first floor there is no increased risk to overlooking to neighbouring amenity to rear due to the existing first floor windows to rear so does not cause additional adverse overlooking impact to neighbouring amenity so is acceptable.

Due to one new door with side glazing and one new window to front ground floor there is no increased risk to overlooking due to being mainly replacement in nature. Also a gap to the front boundary and location of road reduces impact on neighbouring amenity.

Due to two new roof windows to front (east) there is no harm to neighbouring amenity due to gap retained to front boundary and properties to front separated by road so is acceptable.

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 accords 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
Existing and Proposed Block Plans
Existing Floor Plans 01
Existing Elevations 02A
Proposed Floor Plans 03A
Proposed Elevations 04

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 and D DM4 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 and D DM4 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.

- 5 INFORMATIVE: The site is in 12km of the Singleton and Cocking Tunnel SAC. This notice does not give authority to destroy or damage a bat roost or disturb a bat. Bat species are protected under Section 39 of the 1994 Conservation (Natural Habitats etc) Regulations (as amended), the 1981 Wildlife and Countryside Act (as amended) and the 2000 Countryside and Rights of Way Act. It is illegal to damage or destroy any bat roost, whether occupied or not, or disturb or harm a bat. If you are aware that bats roost in a tree(s) for which work is planned, you should take further advice from Natural England (via the Bat Conservation Trust on 0345 1300228) or an ecological consultant before you start. If bats are discovered during the work, you must stop immediately and contact Natural England before continuing.