

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

REF NO: BN/136/19/HH

LOCATION: 49 Downview Road
Barnham
PO22 0EF

PROPOSAL: Part two storey part single storey rear extension and the addition of 2 x front dormers and 7 x rooflights.

SITE AND SURROUNDINGS**DESCRIPTION OF APPLICATION**

The application seeks to construct a part single storey, part two storey extension to the rear. There will also be the addition of dormers to the front elevation

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Barnham & Eastergate Parish Council

No objection

No representation received from nearby occupiers.

CONSULTATIONS

Engineers (Drainage)

CONSULTATION RESPONSES RECEIVED:

Engineers (Drainage) - Apply standard condition relating to surface water drainage.

It is not considered that a drainage condition is necessary as an extension could be completed up to this depth under extended permitted development rights.

POLICY CONTEXT

Designation applicable to site:

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

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS**PRINCIPLE**

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 is situated to the front and rear of the property and therefore some aspects are visible from the street scene.

Two dormers and a velux will be constructed to the front elevation. The dormers are modest in size, with a width of 1.5m, height of 2m and a depth of 2.5m and do not appear unduly dominant upon the front roof slope.

There is an existing garage door which will alter to form a window.

The extension to the rear is large, however is set below the ridge height of the dwelling and considered a subservient addition. The materials proposed will match the host dwelling again ensuring it appears well integrated.

The neighbouring properties are varied in style and appearance and the alteration is not considered to result in the dwelling appearing out of character with the area.

With much of the development to the rear of the property, it is not considered to result in an adverse impact upon the spatial pattern or character of the area and accord with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

There is an existing single storey addition with a depth of 5m however this will be removed and replaced with an extension of both two storey and single storey height. It will have a depth of 8m.

This will run along the full rear elevation and retain approximately 1.2m to both side boundaries.

To the southern elevation the extension will be single storey with a pitched roof to a height of 4.75m and eaves to 3.1. To the northern side the height will increase to 5.7m, forming a two storey addition. This will have a flat roof however will be pitched so it leans slightly away from the neighbouring sides.

Whilst this is relatively high and extends quite far into the rear garden, there is sufficient separation to the boundaries with hedging and fencing in place, which helps to reduce any overbearing impact.

At the neighbouring property at No 48 there is a sun room to the boundary however views are already impeded by the boundary treatment. There is also a window to the rear addition however due to its siting, it is not considered to be intersected as a result of the 45 degree rule. The addition to the southern

elevation will be single storey and whilst extending further in depth is not considered to result in such adverse impacts due to overshadowing and loss of light that the application should be refused.

There will be a number of velux windows installed. Those to the single storey addition will be above finished ground floor level and as such will not give rise to adverse overlooking. Those to the two storey are likely to give rise to some views over the property to the north due to their siting and height. There is a conservatory/sun room to the boundary at No.48. With the neighbouring property at single storey, the two storey addition is considered to have the potential to give rise to views over No 48 and therefore the velux windows will be obscured glazed to ensure no adverse overlooking however not fixed shut.

LOSS OF GARAGE

The alteration from a garage door will a window, will result in the loss of the garage. With sufficient room to the front garden to park 2-3 cars, it is not considered the alteration would give rise to adverse parking or highway issues.

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
 - Proposed Elevations - 04P Rev A
 - Proposed Floor Plan - 02P Rev A
 - Roof Plan - 03

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 velux windows on the northern elevation of the building shall at all times be glazed with obscured glass.

Reason: To protect the amenities and privacy of the adjoining property 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.