

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

REF NO: BN/138/21/HH

LOCATION: 17 Downview Road
Barnham
PO22 0EG

PROPOSAL: Single storey front extension with alterations to fenestration.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This proposal seeks to build a single storey extension to the front elevation of the property, with alterations made to fenestration.
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REPRESENTATIONS

Barnham and Eastergate Parish Council - No Objection

No representation received from nearby occupiers.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

Arun District Council Drainage Engineers

- Documents have not been assessed as the scale of the development and increase in impermeable areas is assumed to be equivalent to permitted development. Engineers stress that surface water disposal needs to be considered properly and brought to the applicants attention, especially in regards to being in the Lidsey Treatment Catchment.

POLICY CONTEXT

Designation applicable to site:

Built Up Area Boundary

Lidsey Treatment Catchment

WSSC Mineral Consultation Area

CIL Charging Zone 2

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

[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:

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.

Barnham and Eastergate Parish Council have a Neighbourhood Development Plan of which Policies ES5 and ES6 are relevant. Additionally, Part M and general criteria set out in the Arun Design Guide is considered.

DESIGN AND VISUAL AMENITY

The extension is located to the front elevation of the building and will be visible from the street scene.

The proposal will have a total width of 7.8m; the south side of the extension will protrude past the overhang of the existing roof, with a width of 3m and depth of 2.2m. The roof will have a width of 4.35m and will be pitched, matching a similar design to that of the existing dwelling. As a result, it is considered to have minimal imposition upon the buildings visual appearance. The northern side will not extend as far and will line up with the existing roof overhang. This will have a width of 4.8m and depth of 1.5m. As it is located under the overhang, it will retain the existing pitched roof and integrate sympathetically with the host dwelling. The proposal retains a distance of 11.7m from the front boundary, of which is relatively open plan, and will be clearly visible from the street scene. There is a mixed composition to the street, with each property varying in design and style. This considered, along with the distance retained from the property itself, the extension does not pose unacceptable impact upon the composition of the street, and remains in keeping with the general character of the area.

The extension appears subservient to the design of the existing dwelling and is well integrated. It is not considered visually intrusive and follows similar design aspects to that of the existing. The materials used will match that of the original building, ensuring minimal visual intrusion. The extension itself will protrude 2.19m from the building line of the front elevation and of that of the attached neighbouring property, but will not pass that of other neighbouring properties. Given its distance from the street and the context of the local area, the extension will not be unduly harmful to the character of the area and poses minimal disruption to the composition and rhythm of the street.

As stated in Part M of the Arun Design Guide, front extensions should take care not to disrupt the existing composition of the street in terms of rhythm or building line, ensure continuation of existing building design in terms of details and materials, maintain and enhance front garden spaces and avoid large, flat-topped porches; incorporating pitched roofs in most cases. The proposal successfully complies with this criteria and is in accord with Part M of the Arun Design Guide.

Although able to be viewed from the street scene, the proposal is not considered to result in adverse impact upon the character of the area and is in accord with D DM1 and D DM4 of the Arun Local Plan, Part M of the Arun Design Guide and policies ES5 and ES6 of the Parish Neighbourhood Plan.

RESIDENTIAL AMENITY

The extension will be situated to the front of the property. It is single storey and will have a pitched roof with a height of 3.8m to the top, and 2.6m at the eaves. The existing pitched roof, over which part of the extension is situated under, has a height of 4m. The extension roof is therefore considered to not dramatically alter the roof line of the existing building. Being semi detached, the extension will only retain 1m from the southern boundary. It is not considered to result in adverse overbearing or overshadowing considering this and is in accord with D DM4 of the Arun Local Plan.

The proposal features two windows and a front access door, all of which face towards the front boundary. Due to their location, they give rise to no overlooking, overbearing or overshadowing upon the neighbouring properties. The extension is not considered to result in any adverse harm upon residential amenity and have limited impact.

Part M of the Arun Design Guide states that 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 extension is unobtrusive and is respectful to the privacy of the neighbouring properties. It does not give rise to any overshadowing. The proposal is considered to be in accord with Part M.

The proposal is in accordance with D DM1 and D DM4 of the Arun Local Plan and does not result in unacceptable harm upon neighbouring amenity. It also complies with Part M of the Arun Design Guide.

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.

CIL DETAILS

This application is not 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 Plan
- Site and Block Plan
- Floor Plans
- Proposed Elevations

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.