

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

REF NO: BN/150/21/HH

LOCATION: 1 Bateson Way
Barnham
PO22 0FL

PROPOSAL: Erection of single storey rear extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION This proposal seeks to build a single storey extension to the rear of the existing property.

REPRESENTATIONS

Barnham and Eastergate Parish Council - No Objection

No representation received from nearby occupiers

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

Drainage - Apply condition relating to surface water drainage.

updated 13/1/21/ - On the basis of Drawing BH BW 03A. I ask that my request for the application to be conditioned is disregarded. Surface water drainage must be constructed in accordance with said drawing.

POLICY CONTEXT

Built Up Area Boundary
Lidsey Treatment Catchment
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

CONCLUSIONS**PRINCIPLE**

The key policies considered are D DM1 and D DM4 of the Arun Local Plan and the Arun Design Guide.

Barnham and Eastergate have a made Neighbourhood Plan 2 with policy ES5 of relevance to the application which refers to the quality of design.

DESIGN AND VISUAL AMENITY

The extension is situated to the rear of the property and will not be clearly visible from the street scene.

The proposal will have a width of 4.2m and depth of 4.05m. It will have a pitched roof which follows a similar design to the host dwelling, and is not considered to have an unduly harmful impact upon the visual appearance or character of the property. Being to the rear of the property it is not visible from the street to the front. There is a potential for the proposal to be visible from wider areas to the side and rear of the property, but these views will be restricted by the existing fence situated on the boundary.

The proposal appears subservient to the design of the existing dwelling and is well integrated. The materials proposed will be brick with interlocking roof tiles, matching that of the host dwelling. This helps to ensure the extension is as closely integrated as possible.

Part M of the Arun Design Guide states that extensions should be unobtrusive and not overpower the existing and neighbouring properties, have an integrated roof form, use materials that match the existing and maintain established building lines. More specifically, for rear extensions, the scheme should respond to the existing building design in terms of roof pitch and exploit opportunities for innovative and contemporary design. The proposal is in accord with these criteria.

The proposal is not considered to result in adverse impact upon the character of the area and is in accordance with D DM1 and D DM4 of the Arun Local Plan, ES5 of the Neighbourhood Plan and the Arun Design Guide.

RESIDENTIAL AMENITY

The proposal will be located to the rear of the property. Its pitched roof will have a maximum height of 3.65m, measuring 2.25m at the eaves. It will be single storey and retain a distance of 1m to the west, 8m to the east and 6.5m to the north (rear) boundaries. Due to the siting of the addition, being sufficient distance from neighbouring properties, it will not result in adverse overbearing or overshadowing.

The proposal will have a French doors with glazing that extends to the roof. Given the development is at single storey views, views will be over the garden of the host dwelling and there will be no significant impact upon their privacy. The proposal is not considered to result in any adverse overshadowing, overlooking or overbearing of neighbouring properties.

The proposal will not result in adverse harm upon neighbouring amenity and is in accordance with D DM1 and D DM4 of the Arun Local Plan.

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 Roof Plan
- Proposed Ground Floor Plan BH/BW/03
- Proposed Elevations BH/BW/04A
- Drainage Plan - BH/BW/03A

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.