

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

REF NO: BN/152/21/HH

LOCATION: 3 Abercorn Walk
Old Rectory Drive
Eastergate
PO20 3XE

PROPOSAL: Erection of single storey front extension to attached garage.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION This proposal seeks to build a single storey extension to the existing attached garage.

RELEVANT SITE HISTORY

EG/5/17/HH	Single storey rear extension & wood burner flue.	ApproveConditionally 23-03-17
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REPRESENTATIONS

Barnham and Eastergate Parish Council - No Objection.

No representation received from nearby occupiers.

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

Tree Officer - No response

Arun District Council Drainage Engineers:

- Given the scale of the development and based on the assumption that the increase in impermeable area may be considered equivalent to what may be achieved under permitted development, the documents supplied as part of this application have not been assessed.

Comment on engineers response: The development is small but not permitted as on the front elevation.

POLICY CONTEXT

Designation applicable to site:
Built Up Area Boundary

TPO

Lidsey Treatment Catchment

WSSC Mineral Consultation Areas

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

Barnham & Eastergate Neighbourhood Plan 2014 Contribution to local character
POLICY ES6

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. Part M and general criteria set out in the Arun Design Guide is also considered.

Barnham and Eastergate Parish Council have a 'made' Neighbourhood Development Plan of which Policies ES5 and ES6 are relevant.

DESIGN AND VISUAL AMENITY

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

The garage has a stepped design, with two parking spaces inside. The proposal will extend the garage forward to be in line with the existing front porch, making the footprint of the garage square. It will have a maximum depth of 1.3m and retain the existing width of 5.75m. At present, the garage has two pitched roofs, one being a gable, the other being pitched with a flat roof. The extension will have a pitched to flat roof, matching the design and angle of the existing garage, and following a similar style and pitch to the main roof. As a result, it is has minimal imposition on the buildings visual appearance and is sympathetic to the existing. The garage retains 6.7m from the front boundary and is clearly visible from the street scene. Abercorn Walk is a small private close comprised of four detached properties, all exhibiting variations of a similar design style. The extension is in keeping and follows similar design aspects to its surroundings, and will not be unduly harmful on the character of the area. Although being clearly visible from the close, it is not visually intrusive and has no adverse impact upon the composition or rhythm of the street.

The extension appears subservient to the host dwelling and is well integrated. The materials used will match that of the existing. The garage will feature a new up-and-over roller single garage door, which will be painted to match the existing woodwork of the host dwelling. This will ensure minimal visual intrusion.

The extension will protrude the garage forward, but not past that of the existing porch and will retain the established building lines. Neighbouring properties are not located directly in line with the host dwelling and therefore will not be unacceptably impacted by the slight protrusion of the proposal.

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.

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 to the front of the property. It will be single storey with a pitched and flat roof, at a height of 3.6m at the top, and 2.4m at the eaves. The height and size of the extension is not considered to be unacceptably overbearing and will not give rise to adverse overshadowing of neighbouring properties. It retains 1.4m from the neighbouring side boundary and is in accord with D DM4 of the Arun Local Plan.

The garage features a new rolling garage door to the front and two skylights in centre of the flat roof. Given the use, scale and location of these features, they do not give rise to any overlooking, overbearing or overshadowing. They are not considered to be unduly harmful to the privacy of neighbouring properties and have no adverse impact upon residential amenity.

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.

PARKING

The extension minimally reduces the size of the driveway but does not change the number of parking spaces available to the property. The proposal has no impact on Highways.

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 OPDS-00-001
 - Block Plan OPDS-00-002
 - Existing and Proposed Roof Plan OPDS-EX-101, OPDS-00-101
 - Existing and Proposed Ground Floor Plan OPDS-EX-100, OPDS-00-100
 - Existing and Proposed Elevations OPDS-EX-200, OPDS-00-200
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 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.
- 4 INFORMATIVE: The applicant/agent should view the comments provided by the Council's Engineers regarding the importance of drainage design.