

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

REF NO: BN/158/20/HH

LOCATION: Deep End
Lake Lane
Barnham
PO22 0AD

PROPOSAL: Ground floor front extension and porch & first floor side extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above

REPRESENTATIONS

No Objection

No representation from nearby occupiers.

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

Arun Drainage Engineers:

If minded to approve the application attach condition PCENG2 and relevant informative INFORMD.

It is not considered that the condition is necessary as a similar extensions could be completed under permitted development with the floor space being increased by only 5m² which is considered to be minor in nature. The property still has its permitted development rights so a scheme or a larger scale could be completed under that. As such it is deemed the pre-commencement condition is unnecessary.

POLICY CONTEXT

Designation applicable to site:
Lidsey Treatment Catchment
Within the 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)

[Barnham & Eastergate Neighbourhood Plan 2014](#)
[POLICY ES1](#)

Applications for new development must meet the local drainage requirements

Barnham & Eastergate Neighbourhood Plan 2014 Quality of design

POLICY ES5

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 ES1 of relevance to the application. The proposal complies with this policy.

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.

Policy ES5 sets out all new development with the parishes should be of a high quality design, and will be expected to conform to the forthcoming Barnham and Eastergate Design Guide once it has been adopted as supplementary planning guidance in accordance with paragraph 1.41 of the Local Plan.

DESIGN AND VISUAL AMENITY

The development projects from the South Western wall of the host dwelling, and due to the reasonably open nature of the front boundary on that side of the host dwelling there will be some views of the extension available from the public realm. Whilst there is a change in appearance of the dwelling, it is not considered to be so significant as to justify refusal of the application. The first floor extension is not considered to appear subservient to the host dwelling due to the ridge height matching that of the existing dwelling. However, this itself is not considered enough to warrant refusal of the application. The character of the area has no set spatial pattern with a wide MIX of designs on display along Lake Lane allowing the development to have a limited impact upon the character of the area. The use of materials to match the dwelling is considered to allow the proposal to appear greater integration with the dwelling. Whilst the proposal does result in a change to the roof shape, it is not considered to have any harmful impact on the spatial pattern of the locality.

The front extension will be visible from the street scene due to the siting and scale. However, resultant of the extensions relationship with the host dwelling in terms of design, the proposal is considered to be subservient additions to the host dwelling on the whole. The area is not deemed to have a set spatial pattern, allowing the proposal to not drastically alter the character of the area.

Therefore, whilst the proposal will result in a change to the appearance of the host dwelling within the public realm, it is not considered to be so significant as to prescribe refusal of the application. The proposal is considered to be in accordance with D DM1, D DM4(a) and (b) of the Arun Local Plan.

NEIGHBOURING RESIDENTIAL AMENITY

The development is not considered to result in any significant overbearing or overshadowing impact

upon occupiers of neighbouring dwellings. This is due to the siting of the proposal leaving 0.9m to the boundary and 2.3m to the closest section of the neighbouring property, this is considered to be sufficient enough to allow for the overshadowing impact to be reduced sufficiently. With regard to loss of privacy to occupiers of neighbouring dwellings, there are no openings of which provide any views of which are currently unavailable from the host dwelling at current.

The extension and porch to the front is not considered to result in any harmful impact upon the residential amenities of nearby dwellings. This is as a result of the siting of the proposed development as being away from the dwellings in the area, and its scale. With regard to potential for loss of privacy, the proposal is not considered to introduce any views of which are unavailable from the application site at current.

The Arun Design Guide explains in section M that alterations to a dwellinghouse should compliment the character and appearance of the building and wider landscape. The scheme is considered to be well integrated which is achieved through the simple design and unobtrusive form. As well as this the use of the continuation of the existing pitch roof allows the proposal to further follow the design guide which specifies to the front of properties proposals should avoid large, flat topped alterations.

The development is considered to be in accordance with D DM1(3) and D DM4(c) 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.

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:
- Proposed Location Plan and Block Plan Dwg No. 3
 - Proposed Floor Plans and Elevations Dwg No. 2
 - Existing Floor Plans and Elevations Dwg No. 1

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1of 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.