

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

REF NO: BN/19/19/HH

LOCATION: 92 Barnham Road
Barnham
PO22 0EW

PROPOSAL: First floor extension over existing garage, conversion of garage to habitable rooms, conversion of conservatory including pitched roof.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a first floor extension over the existing garage. The garage will alter to form habitable accommodation and the conservatory will alter to form a pitched roof.

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.

Comments noted. Due to the development being at first floor and therefore above existing footprint it is not considered necessary to apply the condition.

POLICY CONTEXT

Designation applicable to site:

Built up area boundary

Area of Character

Lidsey Catchment

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
HERDM4	HER DM4 Areas of Special Character

[Barnham & Eastergate Neighbourhood Plan 2014](#) Quality of design
[POLICY ES5](#)

Barnham & Eastergate Neighbourhood Plan 2014 Development affecting heritage assets
 POLICY ES7

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

PRINCIPLE

The proposed development is situated within the built up area boundary where the principle of development is acceptable subject to accordance with relevant development plan policies. As stated in SDSP2 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 and ES7 of relevance to the application. The proposal is considered to comply with these policies.

DESIGN AND VISUAL AMENITY

The property sits with the side elevation facing the main street scene at Barnham Road. The road does continue to the front of the dwelling for access to properties at the rear. As a result the proposal will be visible from both elevations.

The proposal appears subservient and well integrated with the host dwelling, with the first floor extension set below that of the existing roof which is formed of 2 pitched roofs which differ height.

The proposal is sympathetic in appearance to the host dwelling with the materials proposed to match the existing dwelling which again improves its integration.

The garage doors will be replaced with windows and a dormer will also be constructed to the front elevation however, with properties of a varied style and design this is not considered to result in the dwelling appearing out of keeping with the area.

Around 8m will be retained to both the side and front elevation at Barnham Road. As a result, it is not considered to appear unduly dominant upon the street scene.

The development proposed accords with DDM1 and DDM4 of the Arun Local Plan.

AREA OF CHARACTER

The property falls within an Area of Character which runs along Barnham Road. With the dwelling set back from the road and it retaining the existing footprint, with the use of matching materials the development is considered to comply with HERDM4 of the Arun Local Plan and does not adversely impact upon the Area of Character.

RESIDENTIAL AMENITY

The first floor extension will sit above the existing double garage at a width of 5.5m. It will have a height of approximately 6.6m which is around 1.4m below that of the host dwelling. Due to its siting with the road to the west and south elevation, it will not result in adverse overbearing or overshadowing impacts.

The dormer will overlook the street scene and 2 additional windows are proposed facing the rear. Due to the siting of the dwelling and extension this would have views over the front garden of the neighbouring dwelling at No.94. With No.94 set back behind the host dwelling there is not considered to be any adverse overlooking as a result with sufficient planting also in place at the boundary.

The existing conservatory is situated to the east side elevation. The size will remain as existing however the roof will alter from flat to pitched with an increase in height of 1m. Again due to its siting and modest change will not result in adverse impacts upon neighbouring amenity.

The proposal is not considered to harm neighbouring amenity of way of overbearing, overshadowing or overlooking and accord with DDM1 and DDM4 of the Arun Local Plan.

PARKING

Whilst the conversion of the garages will result in the loss of 2 parking spaces, with a relatively large driveway retained the alteration is not considered to impact upon highway or parking 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
- Location and Site Plan - 1828-03
- Proposed Elevation, Floor and Roof Plan - 1828/02

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.