

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

REF NO: BN/19/21/HH

LOCATION: 43 Elm Grove
Barnham
PO22 0HL

PROPOSAL: Two storey rear extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a two storey extension to the rear of the property.

REPRESENTATIONS

Barnham and Eastergate Parish Council provided no objection although wish to ensure the design is in keeping with the surrounding area.

No representation received from nearby occupiers.

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

None

POLICY CONTEXT

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)
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

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 ES5 of relevance to the application. The proposal complies with this policy.

DESIGN AND VISUAL AMENITY

The proposal is located to the rear of the dwelling and is not visible from the wider area.

The development will form a two storey extension with a depth of 4.8m. This will run along the full rear elevation. It is considered to appear well integrated with the host dwelling, extending from the ridge line forming a hipped roof to match that of the main dwelling.

Materials will also match the host dwelling which consists of cladding to the first floor. This seeks to ensure that the addition appears sympathetic in appearance.

The Arun Design Guide was recently adopted to raise design standards and states extensions should respond to and complement the existing character and appearance of the building and the scale should be visually subservient. The proposal is deemed to comply with this, with sufficient space retained on site and with matching materials it appears subservient and complements the existing appearance of the building. Part M discusses

With no viewpoints from the street scene, the proposal is not considered to result in harm upon the street scene or wider area and accord with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The extension will have a depth of 4.8m and extend along the full rear elevation. Whilst large at two storey, it retains 2.75m and 4m to the neighbouring boundaries and as a result of the siting of the properties and extension, it is not considered to appear overbearing or overshadowing upon amenity.

There will be 2 windows and a juliet balcony to the first floor which replace existing. Whilst they are situated further into the rear garden, than compared to the existing rear elevation, it is not considered to provide additional overlooking above that which is already achieved, with no views into direct neighbouring windows. Approximately 40m is retained to the rear boundary and with no neighbours to the rear boundary, again it is not deemed to result in adverse overlooking.

Due to the siting of the development and neighbouring properties, the addition is not considered to result in harm upon amenity by way of overbearing or overshadowing and accord 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.

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 - 0L1
 - Block Plan - 01B
 - Proposed Elevations - 05 Rev A
 - Proposed Floor Plans - 04 Rev A
 - Roof Plan - 06

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.