

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

REF NO: BN/20/22/HH

LOCATION: Ridgeways
Barnham Road
Eastergate
PO20 3RP

PROPOSAL: Single-storey side / rear extension with detached garage.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a single storey side and rear extension. A detached garage will also be constructed.

REPRESENTATIONS

Barnham and Eastergate Parish Council provided no objection.

No representation received from nearby occupiers.

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

ADC DRAINAGE - Apply standard surface water drainage condition.

The condition is not considered necessary with similar scale of works allowed under permitted development.

POLICY CONTEXT

Built up area boundary.

DEVELOPMENT PLAN POLICIES[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
DSP1	D SP1 Design
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)

[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 are D DM1 and D DM4 of the Arun Local Plan and the Arun Design Guide.

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

DESIGN AND VISUAL AMENITY

The host dwelling is a detached two storey dwelling and the extension will be located to the side elevation and extend along the rear. This will be visible from the street scene although a fence which runs across the site will partially restrict views.

The extension will have a width of 2.6m to the side elevation, extending 4m beyond the rear with a hipped roof. It is set back 8.5m from the principal elevation and a further 11m from the front boundary. As a result of the separation distances, the proposal does not appear unduly dominant upon the street scene.

The scale and massing is appropriate in relation to the size of the site and the development appears subservient to the host dwelling.

A detached garage will be to the western elevation. This will have a hipped roof and fits comfortably on the site. The garage is forward of surrounding development, however it is in line with the host dwelling which is located forward of neighbouring dwellings and the development is in keeping with that already in existence.

The Arun Design Guide states 'Side extensions should in most cases be set back from the front of the house 1-1.5 metres for the ground floor. 'building frontage no greater than 70% of the existing building'. Extensions must not close important gaps in the street scene by leading to a terracing effect'. The proposal complies with the Design Guide, situated behind the front elevation and does not result in terracing retaining 3.9m is retained to the boundary to the east.

Materials to the extension will consist of face brickwork to match the host dwelling. The garage will feature cedar weatherboarding which will remain natural and untreated. There is no cladding present at the property although there are examples in the area and its use is acceptable.

The development will not result in adverse harm upon the appearance or character of the area in accordance with D DM1 and D DM4 of the Arun Local Plan, the Arun Design Guide and ES5 of the NP.

RESIDENTIAL AMENITY

The extension will extend along the side and beyond the rear building line to a depth of 4m. This has a total width of 6.6m, running along approximately half of the dwellings rear elevation.

The extension will have a hipped roof with a height of 4.25m and eaves to 2.65m. The extension will not appear overbearing or overshadowing upon neighbouring amenity. This is due to the separation retained to the boundaries with 16m to the rear boundary, 10.5m to the west and 3.9m to the east. The roof also slopes away from the boundary.

The extension will have bi fold doors to the rear and fixed window panels to the west which will have views over the garden of the dwelling. There will be a door and window to the eastern side however being located at ground floor level will not result in adverse overlooking.

The garage will have a length of 5.5m and width of 3.5m. It will have a height of 3.5m with eaves to 2.75m. This retains 1m to the side boundary and whilst located forward of the property at Orchard Lee, it does not intersect a 45 degree line from the window closest to the boundary. The garage will have a vehicular access door to the front and a window to the east. Being single storey in nature, views from the garage will not increase from that which is already achieved from standing in the garden.

The proposed development will not result in adverse harm upon neighbouring amenity and accord with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The proposed development accords 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 and Block Plan - 006
 - Existing and Proposed Front and Side Elevations - 005
 - Existing and Proposed Rear and Side Elevations - 004
 - Proposed Roof Plan - 003
 - Proposed Floor Plan - 002

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.