

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

REF NO: BN/20/25/HH

LOCATION: 73 Elm Grove
Barnham
PO22 0HW

PROPOSAL: Single storey side extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Barnham and Eastergate Parish Council - No objection.

No representations received from nearby occupiers.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

ADC DRAINAGE ENGINEERS:
No response received.

POLICY CONTEXT

Built Up Area Boundary
Lidsey Treatment 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
WDM3	W DM3 Sustainable Urban Drainage Systems

[Barnham & Eastergate Neighbourhood Plan 2019](#) Quality of design

[POLICY ES5](#)

PLANNING POLICY GUIDANCE:

NPPDG	National Design Guide
NPPF	National Planning Policy Framework

SUPPLEMENTARY POLICY GUIDANCE:

CONCLUSIONS

PRINCIPLE

The key policies are D DM1, D DM4 and W DM3 of the Arun Local Plan (ALP), and guidance outlined by the Arun Design Guide.

Barnham and Eastergate has a 'made' Neighbourhood Development Plan (BENDP), of which policy ES5 is relevant. Policy ES5 is concerned with the quality of design and states that new residential developments must be of high-quality design and will only be permitted where they conserve and enhance landscape character by demonstrating that they are informed by landscape character, reflecting the context and type of landscape in which the development is located.

DESIGN AND VISUAL AMENITY

The proposal seeks permission for a minor single storey side extension to the west of the existing dwelling.

This extension will measure 2.5m deep and 5.755m wide, and project from an existing gable end. This gable end will be preserved, but projected 2.5m deeper than it is at present. Subsequently, the extension will retain the established roof design, ridge and eaves height, and will present as a subservient addition to the side of the property which integrates sympathetically with the host. As a result, it will have no adverse harm to the visual appearance of the property, and will remain in keeping with the established character.

No.73 is situated on a corner plot with Elm Grove and Orchard Way, and as such its western and southern elevations are visible from the public realm. Being to the west, the extension will be visible from the street scene, and have some impact on the composition and appearance of the area. However, the property at present is fairly obscured from visibility due to a mixture of hard and soft landscaping along the corner boundary. This comprises a 1.8m-2m high close boarded timber fence, and trees and shrubbery. As such, the extension will be of limited visibility, and will have a minor impact on the composition and appearance of the area. It will not appear as a dominant or obtrusive structure within the street scene, and will have no harm to the character of the locality.

The design of the proposal appears subservient to the host dwelling, and is well integrated. In terms of materials, the proposal will use materials to match the existing property, which will further aid this integration. The scale and massing is appropriate, and will not unduly dominate the host dwelling.

Arun Design Guide states extensions should respond to the distinctive characteristics of the building and surrounding area, preserve external garden amenity space and exploit opportunities for innovative and contemporary design where appropriate. This proposal complies with this.

The development will have no adverse impact on visual amenity or the character of the area and is in accord with D DM1 and D DM4 of the ALP, the Arun Design Guide, and ES5 of the BENDP.

RESIDENTIAL AMENITY

The proposal seeks a single storey gable roof side extension to the existing dwelling. This will project to the west of the property, and will retain 8.35m to the northern boundary, 8.842m to the west and 10.966m to the south. These distances are appropriately separated from any neighbouring properties, and as such the location and scale of the extension will not result in any overbearing or overshadowing.

The proposal will introduce one window to the northern boundary, which will face towards the front and

side of No.72. This will result in some visibility of the front elevation; however will be no more harmful than existing openings along the northern elevation of No.73 which abuts the side elevation of No.72. These are far closer and more intrusive than the proposed window. As such, the development will not result in any adverse harm to the privacy or amenity of nearby occupiers, and is acceptable.

The Arun Design Guide states 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 proposal is in accord with these criteria and is respectful to the privacy and amenity of neighbouring properties.

The proposal will not result in any adverse overlooking, overbearing, or overshadowing of neighbouring properties, and is in accord with D DM1 and D DM4 of the Arun Local Plan, and the Arun Design Guide.

DRAINAGE

The site is in the Lidsey Treatment Catchment Area where surface water drainage needs particular consideration following historic foul water flooding which is assumed to be a result of, in part, surface water inundation of the sewer networks. It is possible that increased surface water run-off in the area is contributing to the overloading of the main river and tributary networks. Increases in surface water run-off within this area should be accounted for and drained with appropriate evidence to demonstrate how it is being drained in the most sustainable way and in accordance with relevant surface water drainage guidance. Arun District Council Drainage Engineers were consulted, however no comments were received.

The increase in surface water run-off would be equal to approx. 14.4 sqm, which is very minor and similar, if not less, than that which could be achieved through minor extensions without the need for planning permission. As such, it is considered unreasonable, at this time, to withhold planning permission on drainage grounds. Surface water drainage matters will still be required to be addressed under Building Regulations, and so surface water drainage will still be accounted for under separation legislation.

In respect of drainage, due to the minor scale of the development and comparative footprint to a development which could be undertaken through permitted development rights, the proposal is acceptable and in accordance with W DM3 of the ALP.

SUMMARY

The proposal is in accordance with relevant Development Plan policies and as such, it 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 01L
Block Plan 01B
Proposed Floor Plans 02
Proposed Elevations 04
Proposed Roof Plans 05

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policy D DM1.

- 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 Arun Local Plan policy D DM1 and D DM4.

- 4 **INFORMATIVE:** Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). 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.

- 5 Based on the information available, this permission is exempt from the requirement to provide a biodiversity gain plan under Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990. The following exemption applies:

This planning permission is for development which is a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Reason: In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).