

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

REF NO: BN/21/19/HH

LOCATION: 2 Critchmere Road
Eastergate
PO20 3XA

PROPOSAL: Demolition of existing conservatory and single storey garage / utility and replacement with single storey rear and two storey side extensions.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to demolish an existing rear conservatory and garage and replace with a two storey and single storey extension.
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RELEVANT SITE HISTORY

EG/9/18/DOC	Approval of details reserved by condition imposed under EG/38/17/HH relating to condition 4-surface water drainage.	DOC Approved 01-03-18
EG/72/17/DOC	Application for approval of matters reserved by condition imposed under EG/38/17/HH relating to condition 4 for surface water drainage.	DOC Refused 26-10-17
EG/38/17/HH	Single storey & two storey extension to replace existing conservatory & garage	ApproveConditionally 01-08-17

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Barnham & Eastergate Parish Council
Barnham Parish Council provided no objection to the application.
No representation received from nearby occupiers.

CONSULTATIONS

Engineers (Drainage)

CONSULTATION RESPONSES RECEIVED:

Engineers (Drainage) - Drainage details were submitted. These need to be revised and if updated before determination the pre commencement condition can be avoided.

Comments noted. Following this amended details were provided and drainage were happy to remove the request and instead for the drainage to be included in the approved plans.

POLICY CONTEXT

Designation applicable to site:

Built up area boundary

DEVELOPMENT PLAN POLICES

[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

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

An application was approved in 2017 for development similar to that as proposed however this application slightly increases the depth of the rear extension.

DESIGN AND VISUAL AMENITY

The proposal is located to the side and rear of the property and as such will be visible from the street scene.

The existing single storey garage to the side elevation will be removed and replaced with a two storey side extension. The depth will increase from 2.5m to 4m and therefore this adds bulk to the appearance of the dwelling. The development appears well integrated with the host dwelling with materials to match.

The side extension wraps around to the front of the property at single storey to create a porch area.

Whilst this is slightly in front of the neighbouring dwellings and established development line there is an existing porch which the proposal extend approximately 0.2m beyond and due to the siting of the dwellings this is not considered to appear unduly dominant upon the street scene with 6.7m retained to the front boundary.

The area consist of properties of a similar design and the side addition is not considered to result in the dwelling appearing out of character with the area. The ground floor side extension will remain as a garage and therefore retain the appearance in line with neighbouring properties.

The proposal is not considered to adversely impact upon the spatial pattern or character of the area and accord with DDM1 and DDM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

A two storey extension will be situated along the full side of the dwelling with a width of 4m. This will be an increase of approximately 1.5m from the existing single storey garage which will be removed and will retain a minimum of 1m to the boundary at the north. The roof design and height will match that of the existing property.

To the north of the site the neighbouring garage is sited close to the boundary with two windows at its side elevation. Due to the siting of the extension and neighbouring garage it is likely that the development will cause some overshadowing however as the windows serve a garage and the development slightly angles away from the neighbouring property as it extends to the rear of the site any impacts are not considered significant in which a refusal is justified. There is also a window to the side elevation of No.3 however due to the separation retained, there are not considered to be any adverse impacts upon this.

To the rear of the site the existing conservatory will be removed and a 5.8m single storey extension will be constructed to a height of 2.75m. Whilst the height is modest as a result of its siting and depth it is considered the extension would intersect a 45 degree line drawn from the centre of the neighbouring (No.1) ground floor window in the rear elevation closest to the boundary. However an extension could be constructed up to this depth with prior approval with no objections from the neighbours and with no representation received the development is considered acceptable. It is noted the existing conservatory breaches this also and with boundary treatment in place which could be up to 2m in height the extension is not considered harmful to the amenity of the adjoining occupiers to the south.

Due to the siting of the neighbouring dwelling at No.3 the rear extension is not considered to give rise to any adverse impacts upon this elevation.

Whilst the proposal features new openings at both ground and first floor as a result of the siting, it is not considered that any of these give rise to adverse overlooking to occupiers of adjacent dwellings with garages to the rear and no windows proposed to the first floor side elevation.

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

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
 - Surface Water Drainage - 1759/D1.3
 - Soakaway and Silt Trap - 1759/D5.1
 - Location Plan - PL-01
 - Proposed Elevations - PL-03
 - Proposed Floor Plan - PL-02
 - Block Plan - PL-04

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 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.