

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

REF NO: BN/23/19/HH

LOCATION: Cox's Farm
Lake Lane
Barnham
PO22 0AJ

PROPOSAL: Two storey side extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a two storey side extension.

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Barnham & Eastergate Parish Council
Barnham and Eastergate Parish Council provided no objection.
No representation from nearby occupiers.

CONSULTATIONS

Engineers (Drainage)
Southern Water Planning

CONSULTATION RESPONSES RECEIVED:

Southern Water - Require a formal application for any new connection to the foul sewer. Request informative is attached.

- Engineers (Drainage) - Request two pre commencement conditions are included relating to surface water drainage and discharge flows to watercourses.

Comments noted. The conditions have been agreed and will be included within the permission.

POLICY CONTEXT

Designation applicable to site:
Outside 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
CSP1	C SP1 Countryside

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS**PRINCIPLE**

The proposed development falls outside of the built up area boundary. However the application seeks permission for an extension and conversion of an existing dwellinghouse located within a residential area. Therefore the principle of development is considered acceptable and as such will be assessed against relevant development plan policies.

DESIGN AND VISUAL AMENITY

The proposal is located to the western side of the dwelling and is visible from the street scene.

Due to the extensive addition which consist of a large two storey side extension the development is not considered to be a subservient addition and is in conflict with DDM4 (b) of the Arun Local Plan. The proposal is however well integrated and whilst adding bulk to the dwelling it appears in proportion to the rest of the dwelling which is located on a spacious plot.

Materials proposed will match that of the existing dwelling and whilst the extension is large the surrounding properties of a varied design and style and it is not considered to result in the dwelling appearing out of character.

There will also be new dormer windows to the existing dwelling. These are modest in size and appear well integrated.

Whilst the proposal alters the appearance of the dwelling as a result of its design it is not considered to impact upon the spatial pattern and character of the area and accord with DDM1 and DDM4 (a) and (e) of the Arun Local Plan.

RESIDENTIAL AMENITY

The proposal will construct a two storey extension to the western elevation. This will replace an existing single storey garage. It will have a width of 12.2m and a depth of 10m. It sits behind the principal elevation by approximately 2.2m and extends 3m beyond the rear. It will have ridge height below that of the host dwelling with a gable projection forming a double garage to the front elevation.

The extension will also create a balcony to the rear elevation with views facing south and east. Due to the siting and with no properties to the rear or side it is not deemed to give rise to any adverse impacts.

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 with no neighbouring properties to the side or rear elevations with 18m retained to the rear and 3m to west. The additional dormer windows to the existing building will overlook the street scene and again are not considered to give rise to adverse overlooking.

The proposal as a result of the siting with no neighbouring properties to the rear or sides is not

considered to harm neighbouring amenity by way of overshadowing, overbearing 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
 - Block Plan - 1828.09 A
 - Location Plan - 1828.10
 - Proposed Roof Plan - 1828.08
 - Proposed Elevations - 1828.07
 - Proposed First Floor Plan and Rear Elevation- 1828.06
 - Proposed Ground Floor Plan and Front Elevation - 1828.05

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 Development shall not commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual ground water levels and winter Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage. No building / No part of the extended building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W SP1, W DM1, W DM2 and W DM3 of the Arun Local Plan. This is required to be a pre-commencement condition because it is necessary to implement the surface water drainage system prior to commencing any building works.

- 4 The development shall not proceed until details have been submitted to and approved in writing by the Local Planning Authority for any proposals: to discharge flows to watercourses; or for the culverting, diversion, infilling or obstruction of any watercourse on or adjacent to the site. Any discharge to a watercourse must be at a rate no greater than the pre-development run-off values. No construction is permitted, which will restrict current and future land owners from undertaking their riparian maintenance responsibilities in respect to any watercourse or culvert on or adjacent to the site.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W DM1, W DM2 and W DM3 of the Arun Local Plan. And to ensure that the duties and responsibilities, as required under the Land Drainage Act 1991, and amended by the Flood and Water Management Act 2010, can be fulfilled without additional impediment following the development completion. It is considered necessary for this to be a pre-commencement condition to protect existing watercourses prior to the construction commencing.

- 5 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.