

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

REF NO: BN/24/18/HH

LOCATION: Sunray
Highground Lane
Barnham
PO22 0BS

PROPOSAL: First floor extension over garage, porch extension to front elevation to replace existing and single storey rear extension to replace existing.

SITE AND SURROUNDINGS**DESCRIPTION OF APPLICATION**

The application seeks to create a first floor extension over an existing garage, extend the existing porch at the front elevation of the dwelling and to replace an existing conservatory with a single storey rear extension.

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Barnham Parish Council

Barnham Parish Council

Parish Council provided no objection to the application.

No representation from nearby occupiers.

CONSULTATIONS

Southern Water Planning

Engineering Services Manager

Engineers (Drainage)

Engineers (Drainage)

Southern Water Planning

CONSULTATION RESPONSES RECEIVED:

Drainage- Requested standard condition ENGD2B be included however it is not considered that a drainage condition is necessary as the extension is not significantly larger than the existing build and what can be completed under permitted development.

Southern Water- Requested a standard informative be included.

POLICY CONTEXT

Designation applicable to site:

Outside Built up area boundary

DEVELOPMENT PLAN POLICES

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)
CSP1	C SP1 Countryside

[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 application site is situated outside of the built up area boundary as defined by SD SP2 of the Arun Local Plan (2011-2031). The proposal is for extensions and alterations to an existing building with the plot of an existing dwellinghouse. However, the proposal is in accordance with C SP1 of the Local Plan, as it is in accordance with D DM4 of this plan. Development can be in accordance with C SP1 if it refers to a specific use or type of development that is covered by another policy (as this development is in accordance with D DM4). In this case, the key policy considerations are deemed to be D DM1 & D DM4 of the Arun Local Plan (2011-2031)

The site is occupied by a semi-detached two storey dwelling and there is no previous site history.

Barnham has a 'made' neighbourhood plan with policy ES5 relevant to the determination of the application

DESIGN AND VISUAL AMENITY

The development proposes an extension to the existing porch at the front elevation of the property, a first floor extension over an existing garage and a rear extension. As such the development is visible from the street scene.

The existing porch already extends beyond the front elevation of the dwelling and the proposal will extend a further 1m, retaining around 6.5m to the front boundary. The height will also increase by around 1m with the construction of a lean to roof from a flat roof, however due to the design and location, the projection is not considered unduly dominant.

A first floor will also be created above an existing garage at the eastern elevation increasing the height by around 3.5m approximately 1.5m below the ridge height of the host dwelling and due to its design and siting is considered well integrated and subservient. Properties within the area are of a various design and style and therefore the proposed development is not considered out of character and the materials used will match that of the existing dwelling.

Due to the design and siting of the proposed development, it is not considered to give rise to an unacceptable impact on the spatial pattern or character on the area and accord with DDM1 and DDM4 of the Arun Local Plan and ES5 of the Barnham and Eastergate Neighbourhood Plan.

RESIDENTIAL AMENITY

The porch will be extended 1m at the front elevation and the proposal will also replace an existing conservatory with a rear extension. It will have a height similar to existing at around 3.5m and there will be a 1m increase in depth to the rear which will extend 5m with a lean to roof. The extension to the rear and front of the property is modest in size and due to its location is not considered to be overbearing or give rise to any adverse overlooking impacts.

The first floor extension will have a depth of around 6.5m and sit 1.5m below the ridge height of the dwelling. There is one window proposed to the rear however it is not considered to give rise to any additional overlooking which exceeds that which is already possible.

There are no side windows proposed, however there will be an additional door to the eastern elevation although, due to its location and the boundary treatment, it is not considered to give rise to any unacceptable adverse impacts on neighbouring residential amenity.

The proposed development by virtue of its size, location and separation distance is not considered to give rise to any unacceptable impacts upon the neighbouring amenity and as such is in accordance 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

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
 - Site and Location Plan - 18052 2.02
 - Proposed Plans and Elevations - 18052-2.01

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 A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk. Please read our New Connections Services Charging Arrangements documents which is available to read on our website via the following link <https://beta.southernwater.co.uk/infrastructurecharges>.
- 4 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.