

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

REF NO: BN/28/21/HH

LOCATION: 26 Wentworth Close  
Barnham  
PO22 0HS

PROPOSAL: Single storey rear extension including demolition of existing conservatory and part conversion of garage to habitable use.

**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION      The application seeks to construct a single storey rear extension including demolition of existing conservatory and part conversion of garage to habitable use.

**RELEVANT SITE HISTORY**

|           |                                             |                                  |
|-----------|---------------------------------------------|----------------------------------|
| EG/34/00/ | Erection of a conservatory at rear of house | ApproveConditionally<br>23-06-00 |
| EG/4/93   | Conservatory                                | ApproveConditionally<br>12-03-93 |

**REPRESENTATIONS**

Barnham & Eastergate Parish - No Objection.

No representation received from nearby occupiers.

Engineers (Drainage) - No objections

**CONSULTATIONS****CONSULTATION RESPONSES RECEIVED:**

None.

**POLICY CONTEXT**

Built-Up Area Boundary  
Lidsey Treatment Catchment

WSSC Mineral Consultation Area

**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                                            |
| 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 key policies considered are D DM1 and D DM4 of the Arun Local Plan.

Barnham and Eastergate have a made and an emerging Neighbourhood Plan with policy ES5 of relevance to the proposal. The proposal complies with this policy.

**DESIGN AND VISUAL AMENITY**

The property is a two storey detached dwelling with attached garage to south west and conservatory to rear (north west). There is a rear garden to north west and driveway with garden area to front to south east. The boundary treatment is 1.2m high fencing to north, east and west boundaries. The surrounding area is residential in character and comprises a mixture of two storey dwellings and single storey bungalows. The plot is set back from Wentworth Close road and there are agricultural fields to rear of property.

Due to the siting of the single storey rear extension it will not be visible from the street scene so will not cause harm to the character of area. The design seems to integrate well with existing dwelling and being at single storey it is visually subservient in appearance to the main dwelling so complies with D DM4 of the Arun Local Plan.

The proposal will have a width of 5.90m and a depth of 2.46m. The height will be 2.90m to flat roof line. The proposal will replace the conservatory and infill along the rear north west elevation of dwelling to join up with the existing dining room principal elevation to rear. There is 16m remaining to rear boundary, 3.7m to south west boundary and 8m to north east boundary. The proposal will have a flat roof, bi-fold doors on north west elevation facing rear garden and a new window on the north east elevation facing towards the boundary.

Arun recently adopted a Design Guide. It states development should be subservient to the host dwelling and this complies in terms of scale and size. It states rear extensions can have significant impacts on neighbouring amenity in terms of privacy/overshadowing. The proposal will be sited beyond the building line to east and west so this will pass the 45 degrees test. It states rear extensions must preserve garden areas and not lead to an unacceptable reduction in garden size below a depth of 10.5m, particularly where this performs a drainage role. The proposal will leave 16m to rear north west boundary so is

deemed acceptable.

The materials seem to match existing and consist of brick walls, GRP to new flat roof, powder coated aluminium windows and powder coated aluminium doors so will comply with policy D DM1 of the Arun Local Plan.

The part conversion of the garage will include a new bathroom area to the rear of the garage. Whilst there are no new windows proposed which could restrict natural light levels the internal changes comply.

With no view points from the wider area, the proposal is not considered to result in harm upon the street scene or wider area and accord with D DM1 and D DM4 of the Arun Local Plan.

#### RESIDENTIAL AMENITY

The proposal will have a width of 5.90m and a depth of 2.46m. The height will be 2.90m to flat roof line. Due to the siting of rear extension to rear of property, there is a large gap of 16m remaining to the rear north west boundary so this will reduce impact of overlooking or overshadowing effect. Due to the proposal sited beyond the building line to neighbouring properties to the west and east, there is no adverse harm to overshadowing or overbearing effect so it complies with policy D DM4 of the Arun Local Plan.

Due to no windows proposed in west side elevation of proposal, there is no harm to overlooking to neighbouring properties to the west so this will comply with policy D DM4 of the Arun Local Plan.

Due to the proposed window in north east elevation of extension, there is slight risk to overlooking into garden of neighbouring property to north east at number 24. Due to the gap remaining of 8m to north east boundary fence and being at single storey, the effects of overlooking are not deemed to cause significant harm and comply with policies D DM1 and D DM4 of the Arun Local Plan.

Due to the design of the proposal, it is not considered to result in adverse harm upon neighbouring amenity by way of overbearing, overshadowing or overlooking and accord with policies D DM1 and D DM4 of the Arun Local Plan and Section M of the Arun Design Guide.

#### SUMMARY

The development accords with relevant development plan policies and as such is recommended for approval subject to the following conditions and informatives.

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| <b>HUMAN RIGHTS ACT</b> |
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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.

|                                           |
|-------------------------------------------|
| <b>DUTY UNDER THE EQUALITIES ACT 2010</b> |
|-------------------------------------------|

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.

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| <b>RECOMMENDATION</b> |
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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:
  - Existing Ground Floor Plan
  - Proposed Alterations Plan Rev. A
  - Existing Elevations
  - Proposed Elevations Rev. A
  - Site and Location Plans Rev. A
  - Existing and Proposed Side Elevations

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM4 of the Arun Local Plan.

- 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 policies D DM1 and D DM4 of the Arun Local Plan.

- 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.
- 5 **INFORMATIVE:** The site is in the Lidsey Catchment Area and the applicant should give appropriate consideration to surface water disposal.