

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

REF NO: BN/31/19/HH

LOCATION: 3 Highview Road
Eastergate
PO20 3XB

PROPOSAL: Single storey front porch and living extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The proposal seeks to construct a extension to the front of the property forming a porch and living area.

RELEVANT SITE HISTORY

EG/91/05/	Ground floor rear extension.	ApproveConditionally 06-12-05
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REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Barnham & Eastergate Parish Council

Barnham and Eastergate Parish Council provided an objection in that the proposed extension would be forward of the existing building line and would certainly have a significant impact on the street scene and the neighbouring properties.

No representation from nearby occupiers.

CONSULTATIONS

Engineers (Drainage)

CONSULTATION RESPONSES RECEIVED:

Engineers (Drainage)- Apply standard condition and relating to surface water drainage.

With the extension situated to the front of the dwelling it is larger than that allowed under permitted development however, due to the small increase in footprint, it is not considered that the condition is necessary.

POLICY CONTEXT

Designation applicable to site:
Within the 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)
SDSP2	SD SP2 Built-up Area Boundary
DSP1	D SP1 Design

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 is situated within the built up area boundary where the principle of development is acceptable subject to accordance with relevant development plan policies. The key policies considered are DDM1 and DDM4 of the Arun Local Plan.

Barnham and Eastergate have a 'made' Neighbourhood Plan with policy ES5 of relevance to the application.

DESIGN AND VISUAL AMENITY

The proposal is located to the principal elevation of the dwelling and as such will be highly visible in the street scene.

The extension is considered to appear large however the neighbouring property at No.1 has a recent pitched roof porch and there are some examples of development to the principal elevation within the vicinity and therefore it cannot be argued it is out of character within the area. The materials will match that of the host dwelling to help its integration with the property.

It will have a depth of approximately 1.85m and extends to match the depth of the neighbouring porch at No.1. It does however extend the full width of the front elevation of the property.

Whilst the proposal will alter the appearance of the dwelling within the street scene, due to the design in such that it does not extend beyond that of neighbouring properties it is not considered to give rise to adverse impacts upon the spatial pattern or character of the area in which a refusal is justified. The proposal therefore accords with DDM1 and DDM4 of the Arun Local Plan and ES5 of the Barnham and Eastergate Neighbourhood Plan.

RESIDENTIAL AMENITY

The porch will have a sloped roof with eaves to 2.4m and a total height of 3.5m which will match the height of that of the neighbouring porch at No.1.

The porch due to the siting at the front elevation is not considered to give rise to adverse overbearing or

overshadowing impacts. An additional window and door to the front will overlook the street scene and as a result of its siting is not considered to give rise to adverse overlooking.

The proposal is not deemed to give rise to adverse impacts upon neighbouring amenity 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
 - Location and Block Plan
 - Roof Plan
 - Proposed Elevations
 - Proposed Ground Floor Plan - Rev A

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.