

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

REF NO: BN/33/20/HH

LOCATION: The Garage Cottage
Church Lane
Barnham
PO22 0DB

PROPOSAL: Part two storey, part single storey side/rear extension and single storey rear extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposal seeks to construct a part two storey rear and a single storey side and rear extension.
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REPRESENTATIONS

REPRESENTATIONS RECEIVED:

No objection

No representation received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Built up area boundary

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 has a made Neighbourhood Plan with policy ES5 of relevance to the application.

DESIGN AND VISUAL AMENITY

The proposal seeks to construct a single and two storey rear and side extension.

A single storey addition will run along the side elevation of the property and as such will be visible from the street scene. This has a lean to roof and is modest in size retaining 1.7m to the northern boundary.

The existing dwelling has 2 rear gable dormers with a cat slide roof. The two storey extension will be situated to the north west elevation and have a depth of 4.4m. This infills the north west of the dwelling meeting with the existing rear elevation. There will also be two single storey additions to the rear with a maximum depth of 1.5m.

The additions will have a gable and lean to roof, similar to that of the host dwelling to ensure it appears well integrated. The development is considered subservient to the host dwelling with materials to match existing.

The surrounding properties are mixed in appearance and the alteration is not deemed to appear out of character. Due to the siting and design of the development, it is not considered to result in an adverse impact upon the spatial pattern or character of the area in accordance with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The two storey extension will have a maximum depth of 4.4m to the north west elevation, this will then reduce to single storey for a further 1.5m. The ridge height and eaves will match that of the host dwelling. A single storey side extension will then run alongside the two storey addition with a width approximately 2m, with a lean to height of 3.75m. This retains around 1.7m to the boundary.

Whilst the two storey extension adds bulk, as a result of the siting, with no neighbouring properties to this elevation, the development is not deemed to give rise to adverse impacts upon amenity by way of overbearing or overshadowing.

The single storey addition to the rear elevation to the western side, again it is modest in depth at around 1.5m. With a garage situated to the neighbouring property at 'Primrose House' and with 1.65m retained to this boundary, the single storey addition is not deemed to result in an adverse impact upon the neighbouring property.

There will be an additional window to the first floor rear and 2 to the ground floor however due to the siting, again is not considered to result in adverse overlooking. There will also be a door to the single storey lean to at the north, although again with no neighbouring properties is not deemed to give rise to overlooking.

Due to siting and design, the development is not deemed to result in harm upon neighboring amenity and accords with D DM1 and D DM4 of the Arun local Plan.

SUMMARY

The proposed development is deemed to accord with 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 - 2.02
- Proposed Plans - 2.01

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 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 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.