

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

REF NO: BN/33/22/HH

LOCATION: 9 Elm Grove South
Barnham
PO22 0EJ

PROPOSAL: Single storey side and rear extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION This application seeks to construct a single storey side and rear extension.

REPRESENTATIONS

Barnham and Eastergate Parish Council - No response.

No representation received from nearby occupiers.

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

Arun District Council Drainage Engineers - No response.

POLICY CONTEXT

Built Up Area Boundary
Lidsey Treatment Catchment
WSCC Mineral Consultation Area
CIL Charging Zone 2

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

[Barnham & Eastergate Neighbourhood Plan 2019](#) Quality of design
[POLICY ES5](#)

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

CONCLUSIONS

PRINCIPLE

The key policies considered are D DM1 and D DM4 of the Arun Local Plan, and guidance set by the Arun Design Guide.

Barnham and Eastergate have a 'made' Neighbourhood Development Plan, of which policy ES5 is relevant. This policy is concerned with the quality of design and states that new residential developments must be of high-quality design and will only be permitted where they conserve and enhance landscape character by demonstrating that they are informed by landscape character, reflecting the context and type of landscape in which the development is located.

DESIGN AND VISUAL AMENITY

The proposal is to the side and rear of the property and will be partially visible from the wider area.

The extension is a modest size and will wrap around the rear and side elevation of the property. The side component will protrude 1.98m deep to the east, the rear 3.22m to the south. The proposal will have a total width of 4.05m and 7.5m. It will have a flat roof matching that of part of the existing property, helping to integrate the proposal sympathetically with the existing. This flat roof will differ to that of the main roof, but is not out of character with the property, and will have minimal impact on its visual appearance.

As part of the proposal is to the side, this component will be visible from the street scene. However, this visibility will be limited due to its proximity from the front boundary, and will be blocked in part by neighbouring properties to the side. As such it will only be visible when stood to the front of the property, and therefore will have little impact on the composition and appearance of the street. The proposal is in keeping with the character of the property and the locality, and is acceptable, posing no risk of adverse harm to visual amenity.

The proposal appears subservient to the design of the host and is well integrated. It will use materials matching the existing, helping to ensure there is minimal intrusion on the visual appearance and character of the property. It conserves the character of the area and is in accord with the Neighbourhood Plan.

The Arun Design Guide states that side extensions should take care to not disrupt the existing composition of the street in terms of rhythm or building line, respond to existing building design in terms of roof pitch and use complementary and integrated materials and elevational design. As for rear extensions, schemes should exploit opportunities for innovative and contemporary design where appropriate. The proposal is in accord with this.

The development will have minimal impact on visual amenity and is in accord with D DM1 and D DM4 of the Arun Local Plan, the Neighbourhood Plan, and Arun Design Guide.

RESIDENTIAL AMENITY

The proposal is single storey and has a flat roof at a height of approximately 2.86m. This roof will incorporate a roof lantern and roof light, both of which will protrude slightly above the roof line but will have no impact on residential amenity. 1m will be retained to the east boundary, 22m to the south (rear), and 0m to the west.

Given the distance from No.7 to the east, the proposal poses no risk of adverse overbearing or overshadowing of this neighbour and is acceptable. Being on the boundary with No.11, the extension

poses some risk of overshadowing and overbearing. The Arun Design Guide recommends using the 60-degree and 45-degree tests to ascertain if the proposal affects neighbours' access to light. The proposal does conflict both these when taken from the nearest window but considering this is the window for the neighbour's bathroom, the impact is not considered to be unacceptable as it is not living accommodation, and will not be unduly harmful to their amenity. The extension is in accord with D DM4 and will not result in adverse harm to residential amenity.

In addition to the rooflights, the proposal will feature bi fold doors and a window to the south elevation, and a door to the east. These features do not unduly overlook any neighbouring properties and pose no risk of harm to residential privacy or amenity.

The Arun Design Guide states that extensions should not negatively impact, and instead protect, neighbouring amenity in terms of privacy and overshadowing, considering the positioning of neighbouring buildings, and respond to existing elevations through the size and positioning of doors and windows. The proposal is in accord with this.

The development will result in no adverse harm to residential amenity and is in accord with D DM1 and D DM4 of the Arun Local Plan, and the Arun Design Guide.

SUMMARY

The development is deemed to accord with the relevant development plan 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.

CIL DETAILS

This application is not CIL Liable.

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 Plan, Block Plan and Proposed Floor Plan Sheet 1
- Proposed Elevations Sheet 2

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 **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.