

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

REF NO: BN/35/20/HH

LOCATION: 15 Critchmere Road
Eastergate
PO20 3XA

PROPOSAL: Demolition of existing garage and utility room to allow for construction of two storey side extension, single storey rear extension and entrance porch.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to demolish the double garage and construct a two storey side extension with a single storey rear extension and entrance porch.

RELEVANT SITE HISTORY

EG/19/19/HH	Part two storey part single storey side extension, first floor side/rear extension with habitable roofspace and alterations to existing roof space involving demolition of existing garage.	ApproveConditionally 15-05-19
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REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

No response.

No representation received from nearby occupiers.

CONSULTATIONS

Southern Water Planning
Engineers (Drainage)
Engineering Services Manager

CONSULTATION RESPONSES RECEIVED:

Drainage- Apply standard condition relating to surface water drainage.

Southern Water- Apply standard informative.

Comments noted. It is not considered the condition is necessary with the side extension the same footprint as existing and the rear addition only slightly larger than that which could be constructed under permitted development.

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 Neighbourhood Plan with policy ES5 of relevance to the application. The proposal is deemed to comply with this policy.

DESIGN AND VISUAL AMENITY

The dwelling is detached and has a double garage. The development removes the garage and replace with a two storey side extension which due to its size will be highly visible in the street scene.

The extension adds bulk to the side however in terms of its siting is well integrated. The dwelling is constructed of brick however the extension will use larch cladding. As a result, this will contrast in appearance with the dwelling and is not considered a subservient addition. Surrounding properties are similar in appearance to the original dwelling and whilst the use of cladding makes the addition more unusual and prominent in the street scene, it is not considered to result an adverse appearance to the character of the area in which a refusal is justified.

The neighbouring dwelling has a first floor extension above the garage and the proposal is not considered to result in the dwelling appearing out of character with the area, with a similar development nearby.

A porch is proposed. This has a maximum depth of 2m. There is a porch in existence however this is slightly larger. There will be an open porch area with the roof extending towards the east, running in front of the garage. There are examples of porch extensions in the area and due to the siting of the property does not appear unduly dominant maintaining around 10m to the front boundary.

Whilst the alteration alter the appearance of the dwelling, the change is not harmful and by virtue of the

size, location and design is not considered to give rise to any unacceptable adverse impact on the spatial pattern or character of the area and accord with D DM1 and D DM4 of the Arun Local Plan

RESIDENTIAL AMENITY

The extension is sited to the east of the dwelling. There is a double garage and this will be removed and replaced with a two storey addition. The addition has a width of approximately 5.9m and a depth of 8.1m meeting with the existing rear. This is approximately the same footprint size as the garage retaining 1.9m to the boundary. The first floor matches in height and eaves height to the dwelling.

Whilst the side addition adds bulk, due to the siting, it is not considered to result in an overbearing impact upon the neighbouring property at No.14.

A single storey extension will be constructed which will run along the full rear elevation. This has a depth of 4m and a flat roof height of around 2.65m. The rear extension is considered to intersect a 45 degree angle when a line is drawn from the centre of the No.15 ground floor rear window closest to the shared boundary. However, with a modest height and the depth only slightly larger than that which can be constructed under permitted development, it is not considered to result in a significant impact upon amenity in which a refusal is justified.

There will be 2 additional windows to the front and rear first floor. Due to the siting these do not result in overlooking. There is an additional window to the east side elevation which looks toward the neighbouring property, although it will be obscured as shown on the plan. Additional windows to the ground are largely replacements and at ground floor level do not result in adverse overlooking.

Due to the siting and design, the proposal is not considered to harm neighbouring amenity and accord with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The development accords with 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 CIL Liabie therefore developer contributions towards infrastructure will be required (dependant on any exemptions or relief that may apply).

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
 - Proposed Elevations - PL-04 Rev A
 - Proposed Floor Plans - PL-03 Rev A
 - Block Plan PL-02 Rev B
 - Location Plan - PI-01 Rev B
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 first floor window to the eastern elevation of the building shall be glazed with obscured glass and only openable at a high level, at least 1.7m above finished floor level.

Reason: To protect the amenities and privacy of the adjoining property 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.
- 5 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>.