

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

REF NO: BN/36/21/HH

LOCATION: 20 Elm Grove
Barnham
PO22 0HJ

PROPOSAL: First floor extension over existing garage and porch to front

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above

REPRESENTATIONS

Barnham and Eastergate Parish Council:
No objection

No representation from nearby occupiers.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

Drainage Engineers:

As there is no increase in impermeable area we have no conditions to request. Any alterations to surface water drainage must be designed and constructed in accordance with building regulations.

POLICY CONTEXT

Designation applicable to site:
Within the Lidsey Treatment Catchment
Within the Built Up Area Boundary
WSCC 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

[Barnham & Eastergate Neighbourhood Plan 2014](#) Quality of design

[POLICY ES5](#)

PLANNING POLICY GUIDANCE:

NPPDG National Design Guide

CONCLUSIONS

PRINCIPLE

The key policies considered are D DM1 and D DM4 of the Arun Local Plan. Barnham and Eastergate have a made Neighbourhood Plan with policy ES5 of relevance to the application. The proposal complies with this policy.

Policy D DM1 sets out 13 design aspects of which applications should be assessed against. These include: Character, Appearance, Impact, Innovation, Adaptability, Crime Prevention, Trees, Public realm, Layout, Public Art, Density and Scale.

Policy D DM4 sets out criteria for which applications relating to extensions and alterations of existing buildings must be assessed against. They generally seek to minimise the impact of the proposal on the character of the host dwelling, its neighbours and the locality.

DESIGN AND VISUAL AMENITY

The proposal will construct alterations to the front and side of the property.

There is an attached flat roof garage which extends along the south eastern side of the dwelling. This will be increased in height and will have a pitched roof to form habitable accommodation at first floor level. The first floor extension does add bulk to the property, however the neighbouring dwellings have a variety of extensions and therefore it is considered to appear in appropriate in relation to the character of the area and does not appear as an alien feature. There is a significant amount of glazing in the garage addition which would be unusual in the street scene but by reason of its design does not cause demonstrable harm to the character of the area.

The porch by virtue of size and location is does not adversely impact the spatial pattern of the street scene as such is deemed to accord with policy D DM1 of the Arun District Local Plan. The proposed development will be carried out using materials which match in appearance the original dwellinghouse. The development due to the siting and design accords with D DM1 and D DM4 of the Arun Local Plan.

Arun recently adopted a Design Guide which provides detailed guidance that will help raise design standards across the District. Section M refers to householder extensions. Development should respond to and complement the existing character and appearance of the building. The scale, massing and positioning of extensions should be visually subservient to the existing property. It is considered the proposal complies with the Design Guide as with the scale of the development appears in relation to the host dwelling.

The remainder of the works are to the rear and not visible, allowing the property to retain much of its appearance in the street scene and as such the proposal is not considered to result in harm upon the character or spatial pattern of the area in accordance with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The porch only projects 2.2m from the dwellinghouse.

It would not cause a loss of light to, an overbearing impact upon or a loss of privacy to neighbouring dwellings. The proposed front porch does not breach a 45 degree line drawn from the nearest window of

the neighbouring dwellinghouse and would therefore comply with the 45 degree rule which the Council uses to assess loss of light to and overbearing impact upon neighbours windows.

There will be an extension to the south eastern side of the dwelling at first floor which will extend the ridge of the dwelling by around 2m, located to the top of the garage. This runs along the side of the boundary with 2m and as such is not deemed to result in adverse overbearing due to the existing built form on the boundary.

Whilst the proposal conflicts with D DM1 (d) of the Arun local plan as it removes the 1m separation distance at first floor it is not to the detriment of the application. Furthermore, the overbearing impact is reduced through the lack of windows on the side elevation of the neighbouring property.

There will be additional rooflight to the south eastern elevation and windows to the first floor of the garage which will view rise to views over the street scene and rear garden of the dwellinghouse.

The development is considered to conflict with D DM4(d) of the Arun Local Plan, the proposal accords with D DM1, DDM4(a) and (e) of the Arun Local Plan.

SUMMARY

The development is deemed to accord with relevant development plan policies 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 01L
 - Block Plan 01B
 - Roof Plans 06
 - Proposed Elevations 05A
 - Proposed Floor Plans 04A
 - Existing Elevations 03A
 - Existing Floor Plans 02A
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.