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

REF NO: BN/38/25/HH

LOCATION: Rosemary Cottage
64A Downview Road
Barnham
PO22 0EE

PROPOSAL: Replace open porch with enlarged enclosed porch.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

RELEVANT SITE HISTORY

BN/60/21/HH	Erection of single storey rear extension	ApproveConditionally 09-07-21
EG/33/10/	Alterations to existing front entrance wall to enable completion and provide security to home	ApproveConditionally 08-07-10
EG/32/09/	Erection of wall.	Refused 24-07-09
EG/123/04/	3 bedroom detached bungalow with detached garage. (Resubmission of EG/67/04).	ApproveConditionally 16-02-05

REPRESENTATIONS

Barnham Parish Council - No objection.

No representation received from nearby occupiers.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

Drainage Engineers - No response received.

POLICY CONTEXT

Lidsey Treatment Catchment

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)
WDM1	W DM1 Water supply and quality

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021

CONCLUSIONS

DESIGN AND VISUAL AMENITY

The site is a detached bungalow with a canopy area serving as a porch to the front elevation of the property. This application seeks the removal of the open porch and replacement with a larger front porch and is therefore visible from the street scene.

The replacement porch would have a depth of 2m and a width of 2.3m and will be sited with 12m retained to the front boundary. Therefore, the replacement porch would not appear unduly prominent within the street scene.

The dwelling has an existing detached garage which is situated beyond that of the proposed porch and therefore the proposed development does not extend beyond the established building line. The porch would appear well integrated and subservient to the host dwelling due to its single storey nature and design with a pitched roof form, reflecting the character and appearance of the host dwelling.

The proposed development would not result in harm to the character of the host dwelling, street scene or wider area and therefore is in accordance with policies D DM1 and D DM4 of the Arun Local Plan.

NEIGHBOURING AMENITY

The front porch would be set in from the boundaries of the application site by 7m to the north boundary and 7.3m to the south boundary. Given the spacing between the front porch and neighbouring properties and the size and scale of the porch, the porch would not result in any overbearing or overshadowing effects to neighbouring properties. The proposed porch would feature windows on the front, northern flank and south flank elevations, however due to the siting and spacing between the boundaries the proposed fenestration would not result in any overlooking.

The proposal is in accordance with policies D DM1 and D DM4 of the Arun Local Plan in that it would not result in harmful overshadowing, overlooking or overbearing effects on neighbouring properties.

LIDSEY TREATMENT CATCHMENT AREA

The application site is located within the Lidsey Treatment Catchment Area. The Drainage Engineers

have been consulted on this application, however no response has been received.

The proposed porch would replace an existing structure to the front of the host dwelling, with a limited area of 4.6sqm. As such, the porch would not be significantly larger than a porch which could be constructed under permitted development, and given the porch would replace an existing structure and it would extend over an area of hardstanding, the proposed porch is acceptable in accordance with policy W DM1 of the Arun Local Plan.

SUMMARY
The proposed development is in accordance with relevant development plan policies and 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

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:

- Site Plan 1691.001.
- Proposed Plan and Elevations 1691/003 A.

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

3 Based on the information available, this permission is exempt from the requirement to provide a biodiversity gain plan under Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990. The following exemption applies:

This planning permission is for development which is a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Reason: In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).

4 INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). 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.