

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

REF NO: BN/39/18/HH

LOCATION: 3 Nursery Cottages
Barnham Lane
Barnham
PO22 0JJ

PROPOSAL: Replacement front porch

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a replacement porch to the front elevation of the dwelling.

RELEVANT SITE HISTORY

BN/4/11/ Single storey rear extension. ApproveConditionally
15-03-11

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Barnham Parish Council have provided no response.
No representation from nearby occupiers.

CONSULTATIONS

Southern Water Planning
Engineering Services Manager
Engineers (Drainage)

CONSULTATION RESPONSES RECEIVED:

Drainage- Roof water should not be disposed of into the sewer. Infiltration should be used and guidance notes are available online for more detail.

POLICY CONTEXT

Designation applicable to site:
Built up Area Boundary

DEVELOPMENT PLAN POLICES

DSP1	D SP1 Design
DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
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 proposed development is situated within the built up area boundary where the principle of development is acceptable subject to accordance with relevant development plan policies. The key policies considered are DDM1 and DDM4 of the Arun Local Plan.

The site is occupied by a semi detached two storey dwelling. The surrounding properties are of a similar design and style.

DESIGN AND VISUAL AMENITY

The development is situated to the front of the dwelling and therefore is highly visible from the street scene. The porch due to its size and design is considered to appear subservient to the host dwelling. The roof will alter from a lean to roof to a pitched roof however it will be constructed to match the porch of the neighbouring property and therefore will appear in keeping with the area, with materials to match the existing dwelling.

The development is not considered to impact upon the spatial pattern or character of the area and is in accordance with DDM1 and DDM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The proposed porch is slightly larger than existing at around 4m in height, 2m depth and 2.6m width. Due to its siting, the porch is not considered overbearing with 4m retained to the front boundary. There are no windows to the side elevations and therefore it also does not give rise to any overlooking. The proposal is therefore deemed to accord with DDM1 and DDM4 of the Arun Local Plan.

SUMMARY

The proposed 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

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
- Plan and Elevations of Proposed Porch
 - Location and Block Plan

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 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.