

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

REF NO: BN/39/25/HH

LOCATION: Greenings
Eastergate Lane
Eastergate
PO20 3SJ

PROPOSAL: Removal of previous extensions and construction of a two storey rear extension, single storey side extension, replacement front porch, new ground floor front bay windows, external cladding and re-rendering, and realignment of front entrance drive.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Barnham And Eastergate Parish Council - No objection.

No representations were received from nearby occupiers.

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

ADC Drainage Engineers - No response received.

POLICY CONTEXT

Lidsey Treatment Catchment 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)
WDM1	W DM1 Water supply and quality
WDM2	W DM2 Flood Risk

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

CONCLUSIONS

DESIGN AND VISUAL AMENITY

The site is a two storey detached property with existing detached outbuildings to the rear. The proposal is for a two storey rear and single storey side extension, replacement porch, bay windows and alterations to external materials. The proposed side extension would have a width of 4m and it would extend in line with the rear elevation of the proposed rear extension. The side extension would have a pitched roof, with a ridge height of 4m. The addition is distinct from the main dwelling, but would remain visually subservient, in accordance with policy D DM4 of the Arun Local Plan. The proposed bay windows would be located either side of the main entrance, following the demolition of the existing lean-to on this elevation. The bay windows would alter the appearance of the dwelling, resulting in the front elevation having the appearance of a principal elevation. The bay windows would project 0.6m from the front elevation. The proposed replacement porch would have the same footprint as the existing, but would have a pitched roof. The ridge height would measure a maximum of 3.7m, which is higher than the maximum height of the existing porch roof. The porch would not harm the character of visual amenity of the property.

The proposed two storey rear extension would have a depth of 5m from the rear elevation. The extension would span the width of the rear of property, and it would adjoin the side extension. The extension would have two pitched roof sections, which would be set down from the main ridge height. The extension would remain visually subservient to the main dwelling, and is acceptable in terms of its scale and massing.

The materials of the main dwellinghouse would be altered as part of the proposal. The walls of the main house and the proposed rear extension would be rendered, and the roof of the extension would be finished with plain tiles to match. The front projection would be finished with tile hanging at first floor level. The single storey projection would be finished with vertical timber cladding. The proposed materials would not be out of keeping with the surrounding area, in accordance with policy D DM1 of the Arun Local Plan.

The realignment of the driveway would have a minimal impact on the character and visual amenity of the property or wider area.

Given the existing variation within the street scene of Eastergate Lane, and the limited visibility of the host dwelling, the proposal would not adversely impact the visual amenity, or the character of the area in accordance with policy D DM1 and D DM4 of the Arun Local Plan, and the Arun Design Guide.

NEIGHBOURING RESIDENTIAL AMENITY

The property is located within a substantial garden, set a significant distance from neighbouring properties. The property's nearest neighbour to the west is located approx. 42m away from the current rear elevation of the property. The proposed extensions and alterations would not result in adverse impact on neighbouring properties by way of overbearing, overshadowing or overlooking.

The proposal would not give rise to additional harmful overshadowing, overbearing or overlooking effects that would affect residential amenity, and is in accordance with policy D DM1 of the Arun Local Plan and Part M of the Arun Design Guide.

DRAINAGE AND FLOOD RISK

As the proposal falls in the Lidsey Treatment Catchment, the management of surface water drainage is a consideration in reducing flood risk in the locality. The proposed development results in a substantial

increase in floor area and no information has been submitted regarding the proposed method of draining the site. No response has been received from ADC's drainage engineers on this application. A plan has been submitted in support of the proposal, demonstrating the level of development which could be possible under permitted development. It is noted that the proposed area of the proposed development is smaller than that shown on the plan, however, this in itself does not make the proposal acceptable in terms of drainage.

The proposed additional floor area would be located to the side and rear of the site, and extensions to these elevations could be constructed under permitted development. Although the current proposal is not permitted development, this is largely due to the fact that the rear extension is two storey, and the side extension connects to the rear extension. The construction of a rear extension with two storeys, rather than one does not increase the area to be drained which is proposed. Given that a small gap could be introduced between the two extensions, without meaningfully reducing the area to be drained, the proposal is considered sufficiently similar to one which could be undertaken through permitted development.

Given that the impact of the proposals on drainage is similar to that which could be achieved via permitted development, a refusal on drainage grounds would not be reasonable in this instance. The proposals would not increase flood risk elsewhere, in accordance with policies W DM1 and W DM3 of the 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:

- Proposed Site Layout Plan 1401.04.
- Proposed Floor Plans 1401.05.
- Proposed Elevations 1401.06.
- Site Location and Block Plans 1401.07.

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.