

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

REF NO: BN/4/22/HH

LOCATION: Kenwood
Barnham Road
Eastergate
PO20 3RS

PROPOSAL: Erection of two storey side extension, front porch, installation of front boundary wall and gate and widen existing crossover.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a two storey side extension, a front porch and to widen the existing vehicular crossover and to install a boundary wall and gate.

REPRESENTATIONS

Barnham and Eastergate Parish Council:- Object. The construction does not meet the minimum specification previously set out by WSCC in their consultation response.

No representation received from nearby occupiers.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

WSCC Highways

The applicant proposes a two-storey side extension, which will provide a garage/storage room and enlarged bedrooms on the first floor. WSCC does not anticipate the development would give rise to a material intensification of movements to or from the site. The garage will be approx 2.5m wide at its narrowest point. This does not meet the minimum internal specifications of garages of 3m x 6m as set out in Manual for Streets (MfS). WSCC advises the applicant to widen the garage to at least 3m in width, to ensure modern cars can be accommodated. Notwithstanding this, the site benefits from a large driveway which can accommodate suitable parking provision for a dwelling of this size. The applicant proposes to widen an existing vehicle crossover (VCO) to approximately 6.3m, with the installation of a sliding entrance gate. The proposed VCO works will be subject to a licence obtained through the Local Area Office and constructed to a specification agreed with the Local Area Engineer. WSCC does not consider this proposal would have an unacceptable impact on highway safety.

POLICY CONTEXT

Built up area boundary

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
TSP1	T SP1 Transport and Development
DSP1	D SP1 Design
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)

[Barnham & Eastergate Neighbourhood Plan 2014](#) Quality of design
[POLICY ES5](#)

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
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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 which relates to quality of design.

DESIGN AND VISUAL AMENITY

The proposal seeks to construct a two storey side extension which will have a ground floor garage and a first floor bedroom/dressing room with a front dormer. There will also be a front porch constructed and an existing crossover widened with the introduction of front gates.

The dwelling is set back from the road and has 2 large hedges along its front boundary which restricts much of the view of the dwelling from the street scene.

The front porch will feature an open canopy extension and will have a pitched roof. It has a depth of around 0.75m and a width of 2.25m. This retains around 9m to the front boundary and appears a well integrated addition and does not appear unduly dominant upon the front of the property.

The gates to the front will run along the vehicular entrance with a width of around 4m. These will have a height of 1.5m, with the pier either side to 1.8m. This is set slightly back from the pavement and is considered acceptable with the gate appropriate in height. There are some varied boundary treatments present along the road featuring hedges and fences and the development will not adversely impact the street scene.

The two storey extension will be to the east elevation and will have barn hip roof to match the dwelling. It also features a front dormer. This has a pitched roof and appears in keeping with the design of the property which has a gable projection to the front centre. The extension does not extend beyond the principal elevation and appears a sympathetic addition. Materials match existing to further assist with its integration with the dwelling.

The Arun Design Guide states 'Avoid a terracing effect by setting side extensions back from the front of the house, keeping these 1 metre from side boundaries at ground floor and 2 metres above'. The proposal does not retain 1m to the side boundary with only a gap of 0.45m and does not comply with this

element. To the neighbouring side there is a single storey garage at the boundary and therefore whilst the property is in closer proximity, it does not result in a terracing effect when looking at first floor level.

Policy ES5 of the Neighbourhood Plan states 'New development should be designed to respond to the specific character of the site and its local surroundings and to create a sense of place'. The proposal complies being acceptable in design to the host dwelling.

The proposal due to the design and siting, will not result in harm upon the appearance of the street scene or wider character of the area and accord with D DM1 and D DM4 of the Arun Local Plan, the Arun Design Guide and ES5 of the Neighbourhood Plan.

RESIDENTIAL AMENITY

The front porch and alterations to the entrance with the addition of the gates will not result in harm upon amenity due to their location from the neighbouring properties.

The two storey extension will have a width of 4m which reduces to around 2.7m as it extends along the side and meets with the rear building line. The roof will meet with the ridge of the dwelling with a hip sloping away from the boundary. The neighbouring property at 'Hallfield' has a window to the first floor western side which will be subject to some overbearing impact as a result of proposal. The windows current view is predominately towards the side of the host dwelling and views will largely remain the same, albeit the building will be in closer proximity and as such the impact is not considered significant.

To the rear there will be an additional first floor window serving a dressing room. This will give rise to some views over the garden of the neighbouring property although are not considered additional to that which are already achieved. The front dormer will provide views over the street scene.

The proposal is not deemed to result in adverse harm upon amenity and accords with D DM1 and D DM4 of the Arun Local Plan.

PARKING

The extension will incorporate a garage. Under ADC Parking standards garages should have a width of 3m however the proposed width is only 2.5m. Due to the limited space retained to the boundary, increasing the width of the garage does not appear to be achievable. The garage would not be classed as a parking space. There is sufficient space to the front for around 3-4 cars and the proposal would not result in harm upon the parking in the area.

The widening of the crossover has been checked by WSCC and is acceptable and is a similar arrangement to neighbouring properties. The proposal complies with TSP1 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.

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, Road and Block Plan - P03
 - Proposed Floor Plan and Elevation - P01
 - Proposed Plans and Elevations - P02a

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 materials and finishes of the external walls and roof of the building hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policies D DM1 of the Arun Local Plan.

- 4 **INFORMATIVE:**
Vehicle Crossover - Minor Highway Works

The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted.

Additional information about the licence application process can be found at the following web page:

<https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/>

Online applications can be made at the link below, alternatively please call 01243 642105.

<https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/vehicle-crossover-dropped-kerb-construction-application-form/>

- 5 **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.