

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

REF NO: BN/52/19/HH

LOCATION: Brook Cottage  
Lake Lane  
Barnham  
PO22 0AD

PROPOSAL: Ground and first floor rear extension and alterations.

**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION      The application seeks to construct an extension and dormer to the rear of the property.

**RELEVANT SITE HISTORY**

BN/7/10/      Proposed detached garage.

ApproveConditionally  
24-05-10

**REPRESENTATIONS****REPRESENTATIONS RECEIVED:**

Barnham & Eastergate Parish Council  
No objection.  
No representation received from nearby occupiers.

**CONSULTATIONS**

Southern Water Planning  
Engineering Services Manager  
Engineers (Drainage)  
Environment Agency

**CONSULTATION RESPONSES RECEIVED:**

Engineers (Drainage) - Request standard surface water drainage condition is applied.

Southern Water - Request standard informative is included.

Environment Agency - The proposal will meet requirements if the following conditions are included relating to floor levels and floor proofing where appropriate.

Comments noted. Due to the small increase in footprint which meets the original rear wall of the dwelling, it is considered in this case that given the extent of the development proposed and that similar extensions could be constructed under permitted development that the drainage condition is considered unnecessary.

## POLICY CONTEXT

Designation applicable to site:

Built up area boundary

## 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) |
| SDSP2 | SD SP2 Built-up Area Boundary                           |
| DSP1  | D SP1 Design                                            |

[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 D DM1 and D DM4 of the Arun Local Plan.

Barnham has a 'made' Neighbourhood Plan with policy ES5 of relevance to the application. The proposal complies with the policy.

### DESIGN AND VISUAL AMENITY

The proposal is situated to the rear of the property however some elements will be visible from the wider area.

The proposal will construct a gable end to the south west. This will allow for the erection of a dormer to the rear. The roof alteration will therefore be visible from the front elevation. A window will also alter to the front which will be repositioned slightly higher to serve a staircase.

The alteration to the roof and front elevation is not considered to result in the dwelling appearing out of character in the street scene with the surrounding properties of a varied style and design. The development appears well integrated. Cedar cladding is proposed to part of the front and rear however again is considered acceptable.

The proposal will not adversely alter the spatial pattern or character of the area and accord with D DM1 and D DM4 of the Arun Local Plan.

## RESIDENTIAL AMENITY

The extension to the rear elevation will have a depth of around 2.70m which will meet with the existing rear wall of the dwelling. There is an existing lean to which will be removed also.

The rear has an existing gable addition. This will alter which will allow for a dormer to be constructed along the rear roof slope. It will run along the full rear with length of 10.3m with a height of 2.4m. Whilst it adds bulk to the rear of the property it is not considered to appear adversely overbearing or overshadowing.

There are no properties to the rear of the dwelling and as such the dormer is not considered to give rise to adverse overlooking. To the northern side boundary there is approximately 14.5m retained and again is not deemed to adversely impacts neighbouring amenity.

The neighbouring property (Waterford Cottage) has also been extended in similar design to that which is proposed and as such the proposed development is not considered to adversely impact upon this property. There are also no side windows which would be adversely impacted as a result of the alteration to the roof.

The development proposed is not considered to harm neighbouring amenity by way of overbearing, overshadowing or overlooking and accord with D DM1 and D DM4 of the Arun Local Plan.

## SUMMARY

The proposed development is deemed to accord with the relevant development 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 and Proposed Floor and Elevations - 2a

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 development shall be carried out in accordance with the submitted flood risk assessment (submitted July 2019) and the following mitigation measures it details:  
Finished floor levels within the proposed development shall be set no lower than existing levels and Flood proofing of the proposed development shall be incorporated where appropriate.

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reasons: To reduce the risk of flooding to the proposed development and future occupants and in accordance with WDM2 of the Arun Local Plan.

- 4 **INFORMATIVE:**  
A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or [www.southernwater.co.uk](http://www.southernwater.co.uk). Please read our New Connections Services Charging Arrangements documents which is available to read on our website via the following link <https://beta.southernwater.co.uk/infrastructurecharges>.

- 5 **INFORMATIVE:**  
The proposed garage is located in close proximity to the Barnham Rife. The Environmental Permitting (England and Wales) Regulations 2016 require a permit to be obtained for any activities which will take place on or within 8 metres of a main river.

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our National Customer Contact Centre on 03702 422 549.

The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

It appears from the site drawings that although this is a proposal for an extension of the property, that the footprint of the building in relation to the stream is actually reduced with the rear ground floor protrusion to the stream bank top being removed. This being the case the applicant should ensure that during construction no materials are allowed to enter the

watercourse and the retaining bank of the stream should be left as natural as possible, to provide a suitable buffer and wildlife corridor. Ideally this buffer should be left to naturally colonise, but if planting is required then only naturally occurring native species should be considered.

- 6      **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.