

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

REF NO: BN/58/20/HH

LOCATION: Veronicas
Park Road
Barnham
PO22 0AQ

PROPOSAL: Demolition of conservatory. Single storey rear and side extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to demolish an existing conservatory and construct a rear and side extension.
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REPRESENTATIONS

Objections

- It looks close to the neighbours boundary.
- Should be more a sympathetic size.

No representation received from nearby occupiers.

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

ADC Engineers (Drainage) - Apply standard condition relating to surface water drainage.

The addition of a condition is not considered necessary due to the depth of the extension proposed, which on the detached property would be acceptable under permitted development.

POLICY CONTEXT

Outside 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)
DSP1	D SP1 Design

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

PLANNING POLICY GUIDANCE:

CONCLUSIONS

PRINCIPLE

The proposal is for extensions and alterations to an existing building with the plot of an existing dwellinghouse. However, the proposal is in accordance with C SP1 of the Local Plan, as it is in accordance with D DM4 of this plan. Development can be in accordance with C SP1 if it refers to a specific use or type of development that is covered by another policy. In this case, the key policy considerations are deemed to be D DM1 and D DM4.

Barnham and Eastergate have a Neighbourhood Plan with policy ES5 of relevance to the application. The proposal complies with this policy.

DESIGN AND VISUAL AMENITY

The proposal will be situated to the rear and side of the property although due to the shape of the roof to the side addition, this element will be partially visible from the street scene.

The extension to the rear will consist of a hipped roof which will extend from the ridge of the existing dwelling. The side extension will also have a hipped roof however the height will reduce, with a garage situated to the front of this which restricts much of the view of this element.

The proposal whilst adding bulk, appears well integrated and subservient to the host dwelling. Materials will also match existing.

Due to the siting of the extensions, with minimal views from the wider area, the development is not considered to adversely impact the spatial pattern or character of the area and accord with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

There is an existing conservatory to the rear and this will be removed and the replaced with an extension with a depth of approximately 3.75m, extending along the full rear elevation. It will have a hipped roof which extends from the ridge height of the host dwelling with eaves matching the host dwelling.

The rear extension retains 4.5m to the southern boundary and 4m to the northern boundary which is deemed to sufficient to ensure it does not provide adverse overbearing or overshadowing impact.

The proposal will then extend past the northern elevation with a width of 3.3 and a depth of 4.5m running towards the eastern elevation. This again will have a hipped roof to match the rear extension, although the height will reduce to 4m. 0.75m is retained to the boundary. There is hedging that runs along the northern boundary which helps to restrict views to this elevation and with the roof sloping away from the boundary, it is not considered the side addition will result in adverse overbearing or overshadowing upon amenity.

Additional windows are situated facing the rear of the dwelling and will overlook the rear garden. With no direct facing rear neighbours, the proposal is not considered to provide adverse overlooking.

Due to the siting and boundary treatment in place, the proposal is not deemed to result in harm upon 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 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

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

- Location Plan - P03
- Proposed Elevations - P01a
- Proposed Elevations - P02

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 **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.