

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

REF NO: BN/60/18/HH

LOCATION: St Annes Cottage
Lake Lane
Barnham
PO22 0AJ

PROPOSAL: Loft conversion with dormers to front and rear of roof. New roof over existing rear extension and new enclosed porch.

SITE AND SURROUNDINGS**DESCRIPTION OF APPLICATION**

The application seeks to construct a dormer to the front and rear of the property. The existing rear extension will have a replacement roof and a porch will also be constructed to the principal elevation.

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Barnham Parish Council

Barnham Parish Council provided no objection to the application.

No representation received from nearby occupiers.

CONSULTATIONS

Southern Water Planning

Engineers (Drainage)

Engineering Services Manager

CONSULTATION RESPONSES RECEIVED:

Drainage - Request a standard informative is included.

Comments noted. The drainage condition is not considered necessary to apply as the only increase to footprint of the building is from the construction of the porch which is not larger than which could be completed under Permitted Development.

POLICY CONTEXT

Designation applicable to site:

Outside built up area boundary

A.S.C (Adverts)

DEVELOPMENT PLAN POLICES

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
CSP1	C SP1 Countryside

Barnham & Eastergate Neighbourhood Plan 2014 Quality of designPOLICY ES5**PLANNING POLICY GUIDANCE:**

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS**PRINCIPLE**

The application site is situated outside of the built up area boundary as defined by SD SP2 of the Arun Local Plan (2011-2031). 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 & D DM4 of the Arun Local Plan.

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

DESIGN AND VISUAL AMENITY

The proposal is situated to the front and rear of the dwelling and is therefore visible from the street scene.

Due to the scale of the dormers they are not considered subservient to the host dwelling and as a result the proposal is in conflict with DDM4 (b) of the Arun Local Plan. The proposal is however well integrated with materials to match that of the existing dwelling. The surrounding properties are of a mixed design and style and as such the proposal is also not considered to appear out of character with the area.

Whilst the proposal will alter the appearance of the dwelling within the street scene it is not considered harmful and as such will not adversely impact the spatial pattern or character of the area and accord with DDM1 and DDM4 (a) and (e) of the Arun Local Plan.

RESIDENTIAL AMENITY

The proposal seeks to construct a dormer and a gabled roof porch to the front elevation. This meets in line with the principal elevation of the neighbouring property. Due to its siting at the front of the property, it is not considered to appear overbearing or overshadowing upon neighbouring amenity, with any additional views over the street scene.

To the rear the existing extension will have a replacement roof with the depth to remain as existing. The height will however increase slightly with the alteration of the roof type to a height of around 3.2m. The eastern side of the rear extension will also be infilled to a depth of 1.85m and a width of 3.3m. This is modest and with 1.2m separation to the boundary it is not considered to give rise to any overbearing or overshadowing to the neighbouring properties to the east.

A dormer to the rear is also proposed. This is large and extends beyond the existing roof slope to the flat/pitched roof extension. The dormer extends the full width of the roof and has a depth of approximately 5m and a height of 2.75. Whilst this is large and may appear overbearing upon the neighbouring property at 'Pipkins', it is not considered the impacts are significant in which a refusal would be justified. To the eastern elevation there is an access road and as a result the development does not give rise to any significant impacts upon this elevation.

3 windows are proposed to the rear dormer and due to their siting and with no neighbours to the rear it is not considered they give rise to any adverse overlooking upon neighbouring amenity.

The development is not considered to give rise to any adverse overbearing, overshadowing or overlooking upon neighbouring amenity and accord with DDM1 and DDM4 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord with the relevant development policies and 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 .
- Ground Floor, Block Plan and Elevations- P01a
 - First Floor, Location Plan and Elevations - P02a

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.