

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

REF NO: BN/60/21/HH

LOCATION: Rosemary Cottage
64A Downview Road
Barnham
PO22 0EE

PROPOSAL: Erection of single storey rear extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a single storey extension to the rear of the property.
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REPRESENTATIONS

No response received from Barnham and Eastergate Parish Council.

No representation received from nearby occupiers.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

ADC Engineers (Drainage)

- Given the size of the extension which is likely permitted development, there are no conditions to request. We would stress the need to consider properly and bring to the applicant's attention, surface water disposal, especially in the Lidsey Treatment Catchment.

POLICY CONTEXT

Built up area boundary
PD Restriction

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:

NPPF	National Planning Policy Framework
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SUPPLEMENTARY POLICY GUIDANCE:**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. The proposal complies with this policy.

Due to the size of the extension, it would ordinarily fall within permitted development however there is a PD restriction on the property.

DESIGN AND VISUAL AMENITY

The extension is located to the rear elevation and is not visible from the wider area.

The host dwelling forms a L shape and the extension will infill part of the rear, however does not extend beyond the existing rear elevation. The extension will have a pitched roof however is modest in size and appears subservient to the host dwelling. Materials will match the main dwelling to ensure it appears well integrated.

ADC have adopted a design guide which seeks to raise design in the district. The proposal is considered to comply with this (Part M) in such that the design responds to and complements the existing character and appearance of the dwelling. The scale and massing is also appropriate for the size of the dwelling.

Due to its siting and size, with no views from the street scene, the development is not deemed to harm the appearance of the street scene and accord with D DM1 and D DM4 of the Arun Local Plan and ES5 of the Neighbourhood Plan.

RESIDENTIAL AMENITY

The extension will have a depth of 3.3m and infill part of the rear elevation with a length of 5.5m. This does not extend beyond the rear elevation and is not visible from the north.

The roof will be pitched to a maximum height of 3.7m and eaves to match the host dwelling at 2.2m.

Around 2.9m is retained to the southern boundary and with the development meeting in line with the neighbouring rear elevation, it is not considered to result in an overbearing impact. Due to the siting of the host dwelling, the extension is not considered to impact neighbouring dwelling to the north where it is unlikely to be visible.

There will be bi-fold doors and rooflights added to the addition, however views are to be of the garden and not additional to that which are already achieved. Due to the height of finished floor level, no views will be available from the rooflights.

Due to the siting and design of the extension, it is not considered to result in harm upon amenity by way of overlooking, overshadowing or overbearing and accord with D DM1 and D DM4 of the Arun Local Plan and ES5 of the Neighbourhood Plan.

SUMMARY

The proposed development is deemed to comply 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
 - Location and Block Plan - 001 Rev A
 - Proposed Plans - 003 Rev A

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.

- 4 **INFORMATIVE:** The applicant's attention is drawn to the comments of the drainage engineer of the Council's website regarding the importance of appropriate surface water drainage.