

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

REF NO: BN/61/20/HH

LOCATION: Spode Cottage
Fontwell Avenue
Eastergate
PO20 3RX

PROPOSAL: Side extension and dormers.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct dormers and a side extension.

REPRESENTATIONS

No objection.

No representation received from nearby occupiers.

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

None.

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
CSP1	C SP1 Countryside

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

PRINCIPLE

The site is outside of the built up area boundary as defined by SD SP2 of the Arun Local Plan. The proposal is in accordance with C SP1 of the Local Plan, as it is in accords 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 policies considered are D DM1 and D DM4 of the Arun Local Plan.

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

DESIGN AND VISUAL AMENITY

The proposal seeks to construct a side extension and dormers to the front and rear of the property. The property is situated to a corner with roads to the west and southern elevation and with extensive planting surrounding the site, views of the property are restricted.

The extension will be located to the southern elevation, with a width of 3m and run along the full side, slightly set back from the principal elevation. The extension will have ground floor accommodation and a steep pitched roof, which is similar to that of the host dwelling and as such is considered well integrated.

Whilst the dormers are large, due to the boundary treatment they are unlikely to be visible from the wider area. Whilst these will alter the appearance of the dwelling, it is not considered the impact is significant with views from the wider area restricted.

The proposal is not considered to result in adverse upon the character of the area and as a result accords with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The side addition retains 4.35m to the southern boundary and due to the siting of the extension with no neighbouring properties it is not deemed to appear overbearing or overshadowing.

There will be an additional window to the ground floor side elevation of the extension, however views are impeded by the boundary treatment with a road behind.

3 dormers will be situated to the front elevation of the property and 2 larger dormers to the rear.

The front facing dormers would overlook the street scene at Fontwell Avenue. The rear facing dormers will overlook the garden of the host dwelling with around 17m to the rear boundary. There are no nearby neighbours to the rear of the property or to the northern elevation and they are not deemed to result in adverse overlooking.

Whilst the dormers are large, with sufficient boundary treatment and separation to neighbouring properties it does not give rise to adverse overbearing, overshadowing or overlooking.

The proposed development is deemed to 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 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/Block Plan - June 2020
 - Proposed Elevations and Floor Plans - June 2020
 - Email received 24/8 confirming material

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.