

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

REF NO: BN/67/20/HH

LOCATION: Kuldana
Barnham Road
Eastergate
PO20 3RS

PROPOSAL: Erection of first floor and entrance porch.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a first floor to an existing bungalow.

REPRESENTATIONS

No objection

1 letter of objection received from a nearby occupier
 - To add a first floor would be too imposing.
 - It would be detrimental to the dwellings opposite.

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

Engineers (Drainage) - Due to the scale, there are no conditions to request.

POLICY CONTEXT

Built up are 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:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice 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 to the application. The proposal complies with this policy.

DESIGN AND VISUAL AMENITY

The property is a detached bungalow and the proposal seeks to construct a first floor and a porch to the front. There is an existing attached flat roofed garage which runs at an angle along the south east towards the front of the property.

There is hedging along the front boundary which at present, largely restricts views of the property.

With the addition of a first floor, the height will increase by approximately 1.6m and as such the development is not considered subservient to the host dwelling. The proposal is well integrated with sufficient separation to the boundaries and is not considered to appear unduly dominant upon the street scene, with a hipped roof.

There is a small gable addition to the front which will form a first floor. Whilst this is a prominent feature to the front elevation, it is not considered to appear unduly dominant retaining 6.2m to the front boundary. This does not increase in depth from existing and doesn't extend beyond the established development line in the street scene. The neighbouring property also has a gable frontage and the proposal is considered to appear well integrated with the host property and surrounding area. There will also be a single storey open fronted porch constructed to the side of this which is modest in size and does not extend beyond the principle elevation.

Materials will consist of cladding to the first floor and render to the ground floor. The area is mixed in design and again the material are considered acceptable.

Whilst the proposal will alter the appearance of the dwelling, it is not considered to result in the dwelling appearing adversely out of character with the area or impact the spatial pattern of the street scene which is mixed in design with both single storey and two storey properties.

The development is deemed to accord with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

With the addition of a first floor, the height of the property will increase. The neighbouring property to the north west (The Cranagh) is two storey and extends further in depth than the host dwelling and due to the siting of the development, the proposal is not considered to result in adverse overbearing impact (with 1.4m retained to the north western boundary) such that the application could be refused.

The neighbouring property (The Cranagh) has 2 first floor windows to the eastern side elevation. It is considered that one of the windows due to its siting may suffer slight loss of light due to the height increase. However, with 1.4m retained to the boundary and with the neighbouring property extending further back than the host dwelling, this is not considered to be significant in which a refusal is justified.

To the southern elevation, the single storey garage will remain. Due to the siting of the garage, this provides some separation between the proposed two storey dwelling and the boundary at a minimum of 1.9m. The proposal is considered a sufficient distance away in such that it is not considered to result in

adverse overbearing or overshadowing impacts upon properties to the rear/side boundary.

The development will construct additional windows to serve the first floor. This consists of 4 windows to the rear and front facing elevation. There will be none to the side elevations. The windows to the front will over look the street scene. The windows to the rear will give rise to views towards the rear garden of the properties to the north east and south which are not currently achievable however with no views directly into neighbouring properties, overlooking is not considered such that a refusal could be justified

There is a conservatory to the rear which will be removed.

The proposal is not considered to result in adverse impact 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 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 - P03
 - Proposed Elevations and Floor Plan - P01
 - Proposed Elevations and Floor Plan - 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.