

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

REF NO: BN/68/21/HH

LOCATION: 4 Abercorn Walk
Old Rectory Drive
Eastergate
PO20 3XE

PROPOSAL: Erection of single storey side extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above

RELEVANT SITE HISTORY

EG/62/14/HH	Single storey rear extension and detached double garage.	ApproveConditionally 22-10-14
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REPRESENTATIONS

Barnham and Eastergate Parish Council: No objection

No representation from nearby occupiers.

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

Arun District Council Drainage Engineers: Due to the scale no requests.

POLICY CONTEXT

Designation applicable to site:
Lidsey Treatment Catchment
Within the Built Up Area Boundary
WSCC Mineral Consultation Area
Tree Preservation Orders

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)

Applications for new development must meet the local drainage requirements

PLANNING POLICY GUIDANCE:

NPPDG	National Design Guide
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
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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 ESD1 of relevance to the application. The proposal complies with this policy.

DESIGN AND VISUAL AMENITY

The application seeks to construct a single storey extension to the side of the property.

Due to its location, it is likely to be visible from the street scene with the dwelling being set back 8.07m to the closest aspect of the front boundary. The extension appears modest in size and subservient to the host dwelling. It will be constructed of cladding to match the existing property and the alteration at the first floor.

The proposal does not result in an adverse appearance on the street scene, or result in a harmful impact upon the host dwelling, and as such, is deemed to be in accordance with D DM1, D DM4(a), (b) and (e) of the Arun Local Plan and J.01 of the Arun Design Guide which outlines that built form and character varies considerably throughout the Arun District as a whole and within the settlement character areas identified in section C.06 of the design guide. Additionally section M, referring to householder extensions. Extensions should respond to and complement the existing character and appearance of the building and wider townscape in terms of scale, massing. It is considered this is achieved, with the addition appearing well integrated and sympathetic in design to the host dwelling.

Whilst the addition of the cladding will alter the appearance of the dwelling it is not considered to cause a change that would be demonstrable to the area. This is due to the boundary screening and the colour being one which will match the foliage on the site

Due to the modest design and siting, it 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

The extension runs along the eastern elevation and retains around 2m to the eastern boundary which has dense hedging which is to be retained but reduced in height.

The extension will have a width of 1.9m with a depth of 4.35m meeting with the rear elevation. It will have a lean to roof with an eaves height of 2.4m. The extension due to its modest size is not considered to

appear adversely overbearing or overshadowing.

There will be a door located to the front with views over the gardens of the host dwelling additionally it is proposed to have a rooflight on the pitch which will look towards the neighbouring property. The views that could be achieved from this are not considered to be to the detriment of the application. There are no windows to the western side elevation of the neighbouring property and as such the addition is not considered to give rise to adverse overlooking additional to that which is already achieved.

The development is not considered to result in harm upon neighbouring amenity and accord with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The development is deemed to comply 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.

CIL DETAILS

This application is not CIL Liable.

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 1425/DPA01-02
- Site Plan 1425/DPA03-02
- Floor Plan 1425/DPA03-02
- Elevations 1425/DPA04

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.