

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

REF NO: BN/69/22/HH

LOCATION: 15 Critchmere Road
Eastergate
PO20 3XA

PROPOSAL: Erection of two storey extension and single storey rear extension including installation of rooflights following demolition of existing side/rear extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a two storey extension to the side and front of the property. There will also be a single storey rear extension and the addition of rooflights.

RELEVANT SITE HISTORY

BN/35/20/HH	Demolition of existing garage and utility room to allow for construction of two storey side extension, single storey rear extension and entrance porch.	ApproveConditionally 22-05-20
EG/19/19/HH	Part two storey part single storey side extension, first floor side/rear extension with habitable roofspace and alterations to existing roof space involving demolition of existing garage.	ApproveConditionally 15-05-19

REPRESENTATIONS

Barnham and Eastergate Parish Council provided no objection.

No representation received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built up area boundary

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
DSP1	D SP1 Design
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)

[Barnham & Eastergate Neighbourhood Plan 2019](#) Quality of design
[POLICY ES5](#)

PLANNING POLICY GUIDANCE:

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 are D DM1 and D DM4 of the Arun Local Plan and the Arun Design Guide.

Barnham and Eastergate have a made Neighbourhood Plan with policy ES5 of relevance to the application.

BACKGROUND

An application was approved in 2020 for similar works as proposed. This application also includes a front extension.

DESIGN AND VISUAL AMENITY

The dwelling is detached and has a double garage. The development removes the garage and replaces with a two-storey side extension. This will extend forward of the principal elevation by approximately 1.8m with a pitched roof. Due to the scale of the development proposed and its siting, it will be highly visible in the street scene.

Whilst the development extends slightly forward of the front elevation, it does not extend beyond the established development line in the area. Surrounding properties feature a mix of roof styles and the proposed front gable pitch addition will not result in the dwelling appearing out of character with the area. The neighbouring dwelling has a first-floor extension above the garage, with similar development as proposed nearby.

The extension adds bulk to the property and due to the scale of the changes it is not a subservient addition, however it does appear well integrated with the dwelling.

The dwelling is constructed of brick however the extension will use timber cladding. As a result, this will contrast in appearance with the dwelling. Surrounding properties are similar in appearance to the original dwelling and whilst the use of cladding makes the addition more unusual and prominent in the street scene, it will not result in an adverse appearance to the character of the area in which a refusal is justified.

A porch is proposed with a width of 2.1m, meeting in line with the front extension. There are examples of porch extensions in the area, and it does not appear unduly dominant maintaining around 8.3m to the front boundary.

The Arun Design Guide states 'Extensions should not project forward beyond the predominant building line'. 'Front extensions should generally be no deeper than 1.5 metres and should not be the full width of the building'. The proposal partly complies with this statement as it is deeper than 1.5m but does not extend forward of the building line. Also 'Side extensions should be set back from the front of the house'. 'Set down from the existing roof ridge height by a minimum of 0.5 metres'. 'Extensions must not close important gaps in the street scene by leading to a terracing effect'. Again, the development partly complies. It is not set back or down from the ridge although does not result in a terracing effect with 1.7m retained to the boundary.

Whilst the alteration alters the appearance of the dwelling, the change is not harmful and by virtue of the size, location and design will not give rise to any unacceptable adverse impact on the spatial pattern or character of the area and accord with D DM1 and D DM4 (a) and (e) of the Arun Local Plan and ES5 of the NP.

RESIDENTIAL AMENITY

The extension is positioned to the east elevation of the dwelling. There is a double garage, and this will be removed and replaced with a two-storey addition. The addition has a width of approximately 6.5m and a depth of 8.1m meeting with the existing rear. This is approximately the same footprint size as the garage retaining 1.7m to the boundary. The first floor matches in height and eaves height to the dwelling.

Whilst the side addition adds bulk, due to the siting, it will not result in an overbearing impact upon the neighbouring property at No.14 with sufficient separation retained and with no side windows present.

A single storey extension will be constructed which will run along the full rear elevation. This has a depth of 4m and a flat roof height of around 2.85m. The rear extension is likely to intersect a 45-degree angle when a line is drawn from the centre of the No.15 ground floor rear window closest to the shared boundary. However, with a modest height and the depth only slightly larger than that which can be constructed under permitted development, it will not result in a significant impact upon amenity in which a refusal is justified.

There will be 2 additional windows to the front and rear at first floor. Due to the siting these do not result in adverse overlooking. There is an additional window to the eastern side elevation which looks toward the neighbouring property, although it will be obscured as shown on the plan. Additional windows to the ground floor are largely replacement in nature and at ground floor level do not result in adverse overlooking.

Three front facing rooflights are also proposed, although these will look out onto the street scene.

Due to the siting and design, the proposal will not result in significant harm upon neighbouring amenity and is in accordance with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The development accords 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 Plan - PL-01
 - Block Plan - PL-02
 - Proposed Elevations - PL-04
 - Proposed Floor Plans - PL-03
 - Email and photo received 20/7/22 confirming larch cladding
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 The first floor window to the eastern elevation of the building shall be glazed with obscured glass and only openable at a high level, at least 1.7m above finished floor level.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies D DM1 of the Arun Local Plan.
- 4 **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.