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

REF NO: BN/72/25/HH

LOCATION: 148 Barnham Road
Eastergate
PO22 0EH

PROPOSAL: Infill timber framed porch.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Barnham and Eastergate Parish Council - No objection.

No representation received from nearby occupiers.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

Drainage Engineers - No response received.

POLICY CONTEXT

Prone to Groundwater Flooding.
Area of Character.
Lidsey Treatment Catchment Area.

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)
WDM1	W DM1 Water supply and quality
HERDM4	HER DM4 Areas of Character

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021

CONCLUSIONS

DESIGN AND VISUAL AMENITY
The site is a detached dwelling with a canopy area serving as a porch on the front elevation of the property. This application seeks to infill the open porch, which is visible from the street scene.

The existing porch is an open structure measuring a depth of 1.5m and a width of 4.2m, and is sited with approximately 17m retained to the front boundary. The proposal seeks to enclose the existing porch, infilling the open sides. The proposal would therefore not appear unduly prominent within the street scene.

The proposed infilling of the porch would not extend beyond the established building line. It would appear well-integrated and subservient to the host dwelling due to its single-storey nature and design, reflecting the character and appearance of the host dwelling. The existing detailing of the roof of the porch would be retained.

The proposed development would not result in harm to the character of the host dwelling, street scene or wider area and therefore is in accordance with policies D DM1 and D DM4 of the Arun Local Plan.

NEIGHBOURING AMENITY
Given the spacing between the front porch and neighbouring properties, and that the proposal would not extend beyond the existing footprint of the host dwelling, the proposal would not result in any overbearing or overshadowing effects. The proposed porch would feature windows on the front elevation; however, due to the siting and spacing between boundaries, the proposed fenestration would not result in any overlooking.

The proposal is in accordance with policies D DM1 and D DM4 of the Arun Local Plan in that it would not result in harmful overshadowing, overlooking or overbearing effects on neighbouring properties.

LIDSEY TREATMENT CATCHMENT AREA
The application site is located within the Lidsey Treatment Catchment Area. The Drainage Engineers have been consulted on this application; however, no response has been received.

The proposal would enclose an existing porch structure at the front of the host dwelling, maintaining the same footprint. As such, the proposal would not increase the risk of flooding elsewhere and is acceptable in accordance with policy W DM1 of the Arun Local Plan.

AREA OF CHARACTER
The Barnham Road Area of Character consists of a variety of substantial buildings of various styles, including Edwardian, predominantly two-storey dwellings set back from the road within large individual plots. Trees and hedges are important features in the street scene. A variety of mature and semi-mature trees line Barnham Road, and the hedges contribute to the semi-rural character of the area, as does the lack of pavement on most of the west side of Barnham Road.

Paragraph 216 of the NPPF (2024) requires that the effect of an application on the significance of a non-designated heritage asset must be taken into account when determining the application; in such cases, a balanced judgement is necessary, having regard to the scale of any harm or loss and the significance of the heritage asset.

The proposal is in keeping with the design of the host dwelling and is small in scale, infilling an existing open area whilst still retaining characterful features of the porch. Therefore, the proposal is in

accordance with policy HER DM4 of the Arun Local Plan and the NPPF.

SUMMARY
The proposed development is in accordance 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

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 Plan
- Block Plan
- Proposed Floor Plans P01
- Proposed Elevations P02
- Joinery Plan

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policies D DM1 and D DM4.

3 Based on the information available, this permission is exempt from the requirement to provide a biodiversity gain plan under Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990. The following exemption applies:

This planning permission is for development which is a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Reason: In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).

4 INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). 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.