

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

REF NO: BN/82/19/HH

LOCATION: Sunny Side Barn
Yapton Road
Barnham
PO22 0AZ

PROPOSAL: 2 No. rooflights in south elevation.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION 2 No. Rooflights in South elevation

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Barnham & Eastergate Parish Council

No objection

No Representation from nearby occupiers

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Outside the Built up Area

Area of Special Control (advert)

DEVELOPMENT PLAN POLICIES

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

CSP1	C SP1 Countryside
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)

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

PRICIPLE

The proposed development falls outside the build up area boundary. However, the application seeks permission for alteration to existing building. Therefore, the principle of development is considered acceptable and as such will be assessed against relevant development plan policy.

Barnham and Eastergate have made a Neighbourhood plan. however, none of the policies are relevant to this application.

DESIGN AND VISUAL AMENITY

The proposed windows are located at the rear of the property. There will be two additional Velux that are relatively small in size. situated at the centre of the roof. Due to the modest sizing and placement of the windows, it is not considered that the proposal would not affect the character of the surrounding area.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed windows face towards the principal elevations of the neighbouring property (Chestnuts). However, due to their height being 1.5m and the fact that both units are over the stairs or stair well, it is deemed that there would be no adverse overlooking.

The proposed windows are not deemed to give rise to any unacceptable adverse impacts not he Neighbouring Residential Amenity.

SUMMARY

The proposed development is deemed to accord with the relevant development 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:

Proposed Roof Lights 5019:1

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 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.