

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

REF NO: BN/84/26/HH

LOCATION: Fairholme
Barnham Road
Eastergate
PO20 3RS

PROPOSAL: Proposed rear first floor extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

RELEVANT SITE HISTORY

EG/52/13/	Proposed single storey rear extension	ApproveConditionally 11-11-13
EG/27/91	Alterations and additions to previous approval EG/48/89 and facing materials	ApproveConditionally 10-06-91
EG/64/90	Additional vehicular access	ApproveConditionally 15-10-90
EG/48/89	Alterations & additions	ApproveConditionally 21-08-89
EG/66/88	Vehicular Access	ApproveConditionally 08-08-88

REPRESENTATIONS

Barnham & Eastergate Parish Council - No objection.

No representations received from nearby occupiers.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

DRAINAGE ENGINEERS - No response received.

POLICY CONTEXT

Built-Up Area Boundary.

Lidsey Treatment Catchment.

Within an area with potentially high ground water.

DEVELOPMENT PLAN POLICIES

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

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions and alter to exist builds (res and non-res)
WDM1	W DM1 Water supply and quality
WDM3	W DM3 Sustainable Urban Drainage Systems

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

DESIGN AND VISUAL AMENITY

The site is a detached dwelling. This application seeks planning permission for the construction of a rear first-floor extension.

The development would be located to the rear of the dwelling, within a residential area characterised by detached dwellings of varying sizes and bulk. Due to its rear position, it would not be visible to the street scene.

The development would extend above the existing single-storey rear extension with a depth of 10.4m and a width of 6.3m. The existing gable roof form would be continued, with a ridge height of 7.7m and an eaves height 4.7m. The first-floor rear extension would not be set down from the main ridge line and would not appear subservient to the dwelling. It would not comply with Part M of the Arun Design Guide (ADG) which advises that extensions should be set down from the existing ridge height by a minimum of 0.5m. However, as the roof form would follow the existing gable arrangement and the extension would remain within the established rear-built form and not extend beyond, it would read as a coherent addition to the dwelling. On balance, the proposal would integrate appropriately with the host dwelling and would not result in harm to visual amenity.

The fenestration would be on the rear northern elevation and would maintain the position of the existing

fenestration. One rooflight would be within the western roof plane and two rooflights would be within the eastern roof plane. These rooflights would be proportionate in scale and would be in accordance with Part M of the ADG as they would maintain the privacy of the neighbouring properties.

The first floor rear extension would be finished in painted render, roof tiles, and fenestration to match the existing. The use of matching materials would ensure the extension integrates appropriately with the dwelling and preserves its character, in accordance with Arun Local Plan policies D DM1 and D DM4, the ADG.

On balance, given the size, scale and bulk of neighbouring dwellings, the development would not appear unduly dominant nor result in harm to the character, appearance, or visual amenity of the host dwelling, street scene, and surrounding properties. The development is in accordance with Arun Local Plan policies D DM1 and D DM4 and the ADG.

NEIGHBOURING RESIDENTIAL AMENITY

The proposal would maintain its existing position set in from the side western boundary by 1.4m. This would not comply with Part M of the ADG, which advises a 2m separation for first-floor extensions. The first-floor rear extension would project approximately 2m in depth at first-floor level and would not materially alter the existing relationship between the dwelling and neighbouring properties. As such, the proposal would not result in unacceptable overbearing or overshadowing impacts on the neighbouring property to the west.

The proposed first-floor rear fenestration would maintain the existing rear outlook of the host dwelling's amenity. The three proposed rooflights would be positioned within a vaulted ceiling and, due to their height and orientation, would not provide direct views towards neighbouring properties. As such, the proposal would not result in loss of privacy or overlooking to the neighbouring properties.

The development would not result in harm to neighbouring residential amenity by way of overbearing, overshadowing, or overlooking. The proposal is therefore in accordance with Arun Local Plan policies D DM1 and D DM4 and the ADG.

LIDSEY CATCHMENT TREATMENT AREA

The site is within the Lidsey Treatment Catchment Area, where the management of surface water drainage is a consideration in reducing flood risk so the proposed development needs consideration under Arun Local Plan policies W DM1 and W DM3 and the National Planning Policy Framework (NPPF).

A Lidsey Drainage Impact Assessment accompanies this application. The Drainage Engineers have been consulted on this application; however, no response has been received.

The first-floor rear extension would be constructed above the existing single-storey rear extension and would not increase ground impermeability in this area. As such, the development would not increase the risk of flooding elsewhere and is acceptable in accordance with Arun Local Plan policies W DM1 and W DM3 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

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 CIL liable, therefore, developer contributions towards infrastructure will be required (dependent on any exemptions or relief that may apply).

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:

1. Location and Block Plans.
2. Proposed Elevations - 03.
3. Proposed Floor Plans - 04.

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 NPPF.