

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

REF NO: BN/87/19/HH

LOCATION: Melcroft
Eastergate Lane
Eastergate
PO20 3SJ

PROPOSAL: Two storey side extension, single storey rear extension and first floor side extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a two storey side extension, a first floor side extension and a single storey rear extension.
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RELEVANT SITE HISTORY

EG/43/96	Garage on side of house	ApproveConditionally 09-01-97
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REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Barnham & Eastergate Parish Council

An objection

- There are bats nearby
- A condition should be included to ensure existing hedges and trees are left untouched.
- The extension should be reduced in size so it does not impact on the footpath.

1 letter of objection and 1 letter of support

- Most of the properties have been extended and improved.
- The plans look well suited to the plot size.
- Present house looks very dated.
- Risk to the established hedges and trees which provides for wildlife.

Comments noted. Whilst the proposal increases the width of the dwelling it retains 1m to the boundary and does not propose any works to the hedge.

CONSULTATIONS

Engineers (Drainage)

CONSULTATION RESPONSES RECEIVED:

Engineers (Drainage) - The surface water drainage system should be constructed in accordance with details submitted.

POLICY CONTEXT

Designation applicable to site:
Outside built up area boundary

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)
DSP1	D SP1 Design
SDSP2	SD SP2 Built-up Area Boundary

[Barnham & Eastergate Neighbourhood Plan 2014](#) Quality of design
[POLICY ES5](#)

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS**PRINCIPLE**

The proposed development is situated outside of the built up area boundary as defined in SDSP2 of the Arun Local Plan. The proposal is for extensions and alterations to an existing dwellinghouse. Development can be in accordance with CSP1 if it refers to a specific use or type of development that is covered by another policy. The proposal is in accordance with CSP1 of the Plan, as it is in accordance with DDM4 of this Plan. In the case the key policy considerations are DDM1 and DDM4 of the Arun Local plan.

Barnham and Eastergate has a 'made' Neighbourhood Plan with policy ES5 of relevance to the application. The proposal complies with this policy.

DESIGN AND VISUAL AMENITY

The proposed development includes extensions and alterations to the front, rear and side of the dwelling and as such will be highly visible from the street scene. The external materials will also change from brick to cladding, with a slate roof and therefore the development will alter in appearance.

The existing dwelling is two storey and has an attached garage. A first floor will be constructed above this and a two storey extension will be constructed to the western side.

An existing projection to the principal elevation will be retained however the roof will alter to form a gable. Due to the scale of the changes proposed, the development is not considered a subservient addition however the development is well integrated and considered sympathetic to the appearance of the host dwelling. The development is not considered to appear as an overdevelopment of the site or unduly

dominant with sufficient space retained to the front boundary at approx. 15m. A minimum of 1m will also be retained to the boundary to the western elevation.

The surrounding area consists of properties of both detached and semi-detached and of various styles and designs. Whilst the proposal is considered to comprise a large change to the appearance of the host dwelling, the dwelling is not considered to appear out of keeping with the area and is considered to improve the appearance of the existing dwelling. The rear alterations are not visible from the street scene.

As a result the development is not considered to have a harmful impact on the character of the host dwelling or area and accord with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The proposal will construct a first floor above the existing attached garage. This will run along the side elevation where the height will then reduce to single storey. A rear single storey extension is proposed to a depth of 4.85m with a flat hipped roof. This will run along the rear at a width of 10m, where it will meet with two storey extension to the western side.

A two storey extension will be constructed to the western elevation. It will have a width of 4m and will run along the full side and extend an additional 4.85m to the south, which will meet with the rear extension. The extension will retain a minimum of 1m to the boundary of at the west and is sufficient distance from neighbouring properties with a footpath running alongside also.

The roof will increase in height slightly at around 0.75m however will remain hipped and with sufficient distance to neighbouring properties, this is not considered to result in an overbearing or overshadowing impact.

There are 2 additional windows to the rear however with approximately 45m to the rear boundary and with the neighbouring properties sited a sufficient distance away the development is not considered to result in adverse overlooking. There are 2 first floor windows to the western elevation. These will replace existing and as such are not considered to result in adverse overlooking. To the eastern side there are no first floor windows. There are additional windows to the north however these will overlook the street scene.

Due to the siting and design, the development is not considered to result in adverse overbearing, overlooking or overshadowing and accord with D DM1 and D DM4 of the Arun Local Plan.

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
 - Location and Block Plan - 1922-02.4
 - Proposed Elevations - 1922-03.1
 - Proposed Roof - 1922-02.3
 - Proposed First Floor Plan - 1922-02.2
 - Proposed Ground Floor Plan - 1922-02.1
 - Proposed Rainwater Drainage A2- 1922-02.5
 - Drainage V2
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.