

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

REF NO: BN/88/20/HH

LOCATION: 55 Elm Grove
Barnham
PO22 0HJ

PROPOSAL: Single storey rear extension and provision of first floor accommodation over existing bungalow including demolition of existing conservatory and studio outbuilding and reduction of porch size.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a first floor to the bungalow and construct a single storey rear extension.
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REPRESENTATIONS

Barnham and Eastergate Council provided No objection.

No representation received from nearby occupiers.

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

No response from engineers.

POLICY CONTEXT

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

[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 key policies considered are D DM1 and D DM4 of the Arun Local Plan.

Barnham and Eastergate have a made Neighbourhood Plan with policy ES5 of relevance. The proposal complies with this policy.

DESIGN AND VISUAL AMENITY

The property is a detached bungalow and the proposal seeks to construct a first floor above.

This will increase the height of the roof and as such is not considered a subservient addition. The alterations are however considered well integrated with a hipped roof.

The immediate neighbours are bungalows however the area is mixed in design and styles.

The first floor will be clad, however there are examples of cladding nearby and in keeping with the locality. The colour is proposed as a light blue or green but currently undecided. As such a condition will be included in which details should be submitted to ensure it appears acceptable. The roof is also proposed to be slate. There area has predominantly red tile however the alteration is not considered to result in the dwelling appearing significantly out of character with the surrounding area. The roof tiles can also likely be changed under permitted development.

Whilst the proposal alters the appearance of the dwelling in the street scene, due to the design and mixed character of the area, the proposal is not considered to adversely impact the appearance of the street scene and accord with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

With the addition of a first floor, the dwelling will increase in height by approximately 2.5m.

Whilst the height will increase and the property is of a larger scale than the neighbouring properties, the two storey element does not extend beyond the building line of the neighbouring bungalows and due to the separation between them it is not considered to result in an adverse overbearing or overshadowing impact.

There is a conservatory to the rear which will be replaced with a single storey extension. The depth of this will increase by 1.5m to a total depth of 4.8m and a height of 2.6m, however this does not extend beyond the property to the north west. There is a side window to the extension at this property (No.54) however with doors to the rear and due to the separation between the properties with 1.9m retained to the south eastern boundary and 2.4m retained to the north west, it is not considered to result in an adverse overbearing or overshadowing impact. There is sufficient boundary treatment consisting of fencing and hedging.

There will be 2 additional windows to the first floor facing the rear garden and due to the siting, these are not considered to result in adverse overlooking, with no properties to the rear. The windows will allow views into the gardens of adjacent properties that do not currently exist however these gardens already have two storey neighbours which may result in a degree of overlooking and the overlooking created from the proposed windows is not so harmful to justify a reason for refusal. There will be a window to the side elevation at first floor facing No.54. however this will serve a bathroom and with the neighbouring property at single storey, it is again not considered to result in adverse overlooking.

There will be 1 additional high level window to the south east ground floor elevation and doors to the rear however the alterations at ground floor are not considered to result in views additional to that already achievable.

There is an existing detached garage to the rear garden and this will also be removed. Vehicular access to this is not currently achievable and its removal will not alter the parking at the property.

As a result of the siting and design, the proposed development is not considered to result in harm upon neighbouring amenity and accord with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord 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

- Proposed Block Plan
- Proposed Plans - 03 A

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 No development above damp proof course (DPC) level shall take place unless and until a schedule of materials and finishes to be used for the cladding to the first floor have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the building.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with policy 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.