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

REF NO: BN/88/22/HH

LOCATION: 40 Elm Grove
Barnham
PO22 0HL

PROPOSAL: Erection of single storey front extension including installation of rooflights and solar panels and alterations to fenestration/openings.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

This application seeks to construct 2 No. single storey front extensions, make internal alterations to the existing layout, install rooflights and solar panels, make changes to the external materials and finishes, and alterations to fenestration/openings.

RELEVANT SITE HISTORY

BN/95/21/DOC	Approval of details reserved by condition imposed under BN/39/19/PL relating to conditions 3-schedule of materials and finishes & 6-surface water drainage scheme.	DOC Approved 03-09-21
BN/39/19/PL	1 No. replacement dwelling	ApproveConditionally 20-08-19
EG/77/18/HH	Proposed 2no. front extensions, new roof to include accommodation at first floor level and internal alterations throughout. Revisions to approved planning application EG/63/18/HH to incorporate a decorative brick detail above all ground floor openings.	ApproveConditionally 15-01-19
EG/63/18/HH	2no. front extensions, new roof to include accommodation at first floor level & internal alterations throughout.	ApproveConditionally 08-11-18

REPRESENTATIONS

Barnham and Eastergate Parish Council - No Objection

No representation received from nearby occupiers.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

ADC Drainage Engineers - No comments.

POLICY CONTEXT

Built Up Area Boundary
Lidsey Treatment Catchment
WSCC Mineral Consultation Area
CIL Charging Zone 2

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 2019 Quality of desigh
POLICY ES5

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

BACKGROUND
There have been a number of applications which seek permission for works to the property. Two of these, approved under EG/63/18/HH and EG/77/18/HH, were for similar proposals to this current application, including front extensions and internal alterations, but included the provision of a new level at first floor. This application sees no changes to the number of floor levels, and as such is a proposal for lesser works than those previously approved. Another application was submitted in 2019, under reference BN/39/19/PL, for 1 No. replacement dwelling. This proposal included the use of new materials, which were approved under BN/95/21/DOC. These approved materials are set to be used again in this application, and as such are acceptable.

PRINCIPLE
The key policies considered are D DM1 and D DM4 of the Arun Local Plan, and guidance set by the Arun Design Guide.

Barnham and Eastergate have a 'made' Neighbourhood Development Plan, of which policy ES5 is

relevant. This policy is concerned with the quality of design and states that new residential developments must be of high-quality design and will only be permitted where they conserve and enhance landscape character by demonstrating that they are informed by landscape character, reflecting the context and type of landscape in which the development is located.

The property is a single storey detached bungalow, situated in an area comprised of detached dwellings of varied style and design.

DESIGN AND VISUAL AMENITY
The proposal is to the front of the property and will be visible from the street scene.

The works comprise of 2 no. front extensions, a new roof overhang to the rear, alterations to the internal layout, external materials, and fenestrations. These developments and alterations will significantly change the external appearance of the property but will modernise the style and character of the existing bungalow. This will be a positive improvement to visual amenity. The front extensions will see two new projections of 1.8m and 3m deep, and a new front entrance with flat roof canopy added to the principal elevations. Both projections will have gable roofs, slightly lower than the ridge height of the existing, and will integrate sympathetically with the existing main roof. Their eaves will line up with those already existing and will match the height of the proposed flat roof canopy. The design of the extensions will improve the appearance of the principal elevation and will not be unduly harmful. They will alter the character of the dwelling, but given the dated nature of the dwelling, this is not unacceptable. The alterations to fenestrations and internal layouts will have little harm to visual amenity, nor the character of the property or the locality. The roof overhang to the rear will integrate sympathetically with the existing and will have no harm on the visual appearance of the property, especially given its location.

With works to the front, these will be visible from the street scene. The street scene has a varied composition, comprising of a variety of different style and scaled properties. The property is set a significant distance from the front boundary and is not readily visible from the wider area due to its boundary treatment, and a number of trees to the front garden. Despite the alterations to the building line and principal elevation, there will not be an unduly harmful impact to the composition or appearance of the street scene. The works remain in keeping with the character of the locality and will have minimal harm on visual amenity.

The proposal is relatively subservient to the design of the dwelling and is well integrated. It will significantly alter the appearance of the property, but this will not be detrimental, and instead provides a modern improvement to the dated existing. The materials differ to those existing, with brick replaced with render and timber cladding, and concrete roof tiles replaced with slate. This change is acceptable however, as the proposed materials were previously approved under BN/95/21/DOC, and so would be unreasonable to refuse on this basis or impose a condition that they must match. The material change will have little harm on the character of the locality, given there is such a wide variety of styles and design within the vicinity. All works are appropriate in terms of scale and massing and will not unduly obtrude or dominate the main building. The proposal preserves the character of the property and the locality and follows the Neighbourhood Plan.

Arun Design Guide states for front extensions the proposal should take care not to disrupt the existing composition of the street in terms of rhythm or building line and ensure continuation of existing building design in terms of details and materials. The proposal will alter the building line and materiality of the property but given the approval of the material change in a previous application, and the sufficient distance retained from the street scene, it is acceptable, and in accord with the guide.

The development will have no adverse impact on visual amenity and is in accord with D DM1 and D DM4 of the Arun Local Plan, ES5 of the Neighbourhood Plan, and the Arun Design Guide.

RESIDENTIAL AMENITY
The proposal is single storey and will include two new gable roofs and a flat roof canopy to the front, and extension to the existing rear gable roof, to create an overhang canopy. The new gable roofs to the front will measure 4.6m high, with eaves at approximately 2.35m, matching that of the new flat roof. The introduction of new roofs to the front will have no impact on residential amenity, given the siting of the property, and will not result in any overbearing or overshadowing. The rear roof extension will retain the existing ridge height. It will marginally increase the roof height, due to the topography of the site, and slight slope in the ground level to the rear. This will increase the existing maximum height of the roof from 5.18m to 5.2m but will have no harm on residential amenity.

A minimum distance of 12.922m will be retained to the southwest boundary, 1.715m to the northwest, 15.306m to the northeast, and 1.8m to the southeast. These distances are acceptable and in accord with D DM4 of the Arun Local Plan. There will be no adverse overbearing of overshadowing of neighbouring properties to the east and west, and little resulting harm to their amenity.

There will be a number of new openings to each elevation of the proposal, including the installation of six rooflights to the rear roof. All the changes to openings and fenestrations are acceptable, and will not result in adverse overlooking, or unacceptable harm to residential privacy or amenity. This is both due to their scale and location on the elevation, and the boundary treatment which restricts the visibility of neighbouring properties to either side.

The Arun Design Guide states that extensions should not negatively impact, and instead protect, neighbouring amenity in terms of privacy and overshadowing, considering the positioning of neighbouring buildings, and respond to existing elevations through the size and positioning of doors and windows. The proposal is in accord with this.

The development will result in no adverse harm to residential amenity and is in accord with D DM1 and D DM4 of the Arun Local Plan, and the Arun Design Guide.

SUMMARY
The development is deemed to accord with the 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.

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:

- Site Location Plan 18087-01
- Proposed Plans & Elevations, Block Plan 22048-02B

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.