

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

REF NO: BN/90/20/HH

LOCATION: Wilton  
Barnham Road  
Eastergate  
PO22 0EB

PROPOSAL: Single storey side extension.

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| <b>SITE AND SURROUNDINGS</b> |
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|----------------------------|-----------------------------------------------------------------|
| DESCRIPTION OF APPLICATION | The proposal seeks to construct a single storey side extension. |
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| <b>RELEVANT SITE HISTORY</b> |
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|             |                                                                                                                    |                                  |
|-------------|--------------------------------------------------------------------------------------------------------------------|----------------------------------|
| EG/79/04/   | Erect conservatory after demolishing existing garden room                                                          | ApproveConditionally<br>27-08-04 |
| EG/36/03/   | Erection of new garden room to replace existing sub-standard room                                                  | ApproveConditionally<br>20-06-03 |
| BN/91/19/HH | Two storey extension to the side, single storey extension to the rear & all existing windows/doors to be replaced. | ApproveConditionally<br>10-12-19 |

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| <b>REPRESENTATIONS</b> |
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Barnham and Eastergate Parish Council provided no objection.

1 letter of no objection received from nearby occupier:-

- Noisy building work should be restricted to 8-4 , this is because of other work that has taken place in the vicinity over the weekends.

Comments noted. Due to the modest size of the build, it is not considered working hours are necessary.

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| <b>CONSULTATIONS</b> |
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**CONSULTATION RESPONSES RECEIVED:**

Engineers (Drainage) - Given the scale and the presumption the work is permitted development, no conditions are requested.

## 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 to the application. The proposal complies with this policy.

### DESIGN AND VISUAL AMENITY

The application seeks to construct a single storey extension to the side of the property.

Due to its location, it is unlikely to be very visible from the street scene with the dwelling being set back 25m from the road frontage and with fencing along the front boundary.

The extension is situated around 3.5m behind the principal elevation and meets in line with the rear building line. It appears modest in size and subservient to the host dwelling. It will be constructed of brick and render to match the existing property.

Due to the modest design and siting, it is not considered to adversely impact the spatial pattern or character of the area and accord with D DM1 and D DM4 of the Arun Local Plan.

### RESIDENTIAL AMENITY

The extension runs along the eastern elevation and retains around 1.1m to the western boundary.

The extension will have a width of 2.5m with a depth of 6.5m meeting with the rear elevation. It will have a flat roof with a height of 2.9m.

The extension due to its modest size is not considered to appear adversely overbearing or overshadowing.

There will be a window located to the front and rear with views over the gardens of the host dwelling. There will also be one window located to the side however there is a hedge and fencing which runs along the boundary which helps to restrict views. There are no windows to the western side elevation of the neighbouring property and as such the addition is not considered to give rise to adverse overlooking additional to that which is already achieved.

The 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 development is deemed to comply 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.

#### **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
  - Block and Roof Plan

- Proposed Elevations - EG/BR/04 C
- Proposed Floor Plan - EG-BR-03 C

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.