

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

REF NO: BN/91/19/HH

LOCATION: Wilton
Barnham Road
Eastergate
PO22 0EB

PROPOSAL: Two storey extension to the side, single storey extension to the rear & all existing windows/doors to be replaced.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a two storey side extension and a single storey rear extension.

RELEVANT SITE HISTORY

EG/79/04/	Erect conservatory after demolishing existing garden room	ApproveConditionally 27-08-04
EG/36/03/	Erection of new garden room to replace existing sub-standard room	ApproveConditionally 20-06-03

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

No response.
No representation received from nearby occupiers.

CONSULTATIONS

Engineers (Drainage)

CONSULTATION RESPONSES RECEIVED:

Engineers (Drainage) - Apply standard condition relating to surface water drainage.

Comment noted, however with a garage and conservatory already located to the side elevation, the increase in footprint is minimal and it is not considered necessary to include.

POLICY CONTEXT

Designation applicable to site:

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 development is situated within the built up area boundary where the principle of development is acceptable subject to accordance with the relevant development plan policies. The key policies 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

Due to the scale of the development, it will be visible from the street scene however the dwelling is set back approximately 18m from the front boundary and with fencing along the front of the dwelling, the development is not considered overly dominant upon the street scene.

To the western elevation of the dwelling there is an existing pitched roof garage. This will be removed and a two storey extension will be constructed with a width of 6m. The roof will be hipped which ensures it appears visually integrated with the host dwelling. Materials proposed will also match existing. Whilst it is a large addition, it does not appear as an overdevelopment on the site and is well integrated with the host dwelling.

The surrounding properties are varied in style and design and it does not result in the dwelling appearing out of character in the area.

Due to the design and siting, the proposal is not considered to adversely the impact the spatial pattern or character of the street scene and accord with DDM1 and DDM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

An existing garage and conservatory will be removed and a two storey addition will be situated to the western elevation running along the full side elevation, with a width of 6m. The height will match that of

the dwelling. The extension sits to the boundary however this is similar to the siting of existing structures and there is sufficient boundary treatment also in place.

There are no windows proposed to the western side elevation and with none to the side elevation of the neighbouring property, the extension is not considered to result in adverse overbearing or overshadowing impacts. There is also sufficient planting in place to help restrict views.

There will also be a small rear extension. It will have a width of 3m and a depth of 1.6m. It will however infill part of the northern elevation and therefore does not extend beyond this elevation. It will have a maximum height of around 3.15m with a roof lantern. Around 3m is retained to the eastern boundary and this is considered sufficient to ensure no adverse impacts.

To the rear elevation there will be an additional window at first floor level however due to the siting with the neighbouring dwelling set slightly further back and with no first floor windows at this elevation it is not considered to result in adverse overlooking. There will also be doors running along the full rear ground floor and at single storey level is not deemed to result in overlooking.

Due to the siting and design of the proposal, it is not considered to give rise to harm upon neighbouring amenity by way of overbearing, overlooking or overshadowing and accord with DDM1 and DDM4 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
- Proposed Location and Block Plan - PA-320-06
 - Proposed Sections - PA-320-11
 - Proposed Roof Plan - PA-320-08
 - Proposed Elevations - PA-320-10
 - Proposed Floor Plan - PA-320-07

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 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.