

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

REF NO: BN/92/19/HH

LOCATION: Westray
3 Oriel Close
Barnham
PO22 0HN

PROPOSAL: Two storey side extension with new rear dormer and single storey rear extension, demolition of existing garage and new driveway with entrance gates.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The proposal seeks to construct a side extension, rear extension, a new dormer to the rear of the property and landscaping with replacement fencing, gates and new gravel driveway.

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Barnham & Eastergate Parish Council
No objection
No representation received from nearby occupiers.

CONSULTATIONS

Engineers (Drainage)

CONSULTATION RESPONSES RECEIVED:

None

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

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.

DESIGN AND VISUAL AMENITY

The property is situated to a corner and as such the proposal is highly visible from the north and western elevation.

The property is an existing hipped roof chalet bungalow. The extension will be situated to the western side and run the full depth of the property with a gable end. There will be a small hipped addition to the front also, which matches that already in existence to the east.

The development appears well integrated and subservient to the host dwelling with materials to match existing. The dormer will be cladded however with this to the rear of the property and is not readily visible from the street scene.

The neighbouring properties are similar in appearance however within the vicinity there are dwellings of mixed styles and design and whilst the proposal will alter the appearance of the dwelling, it is not necessarily harmful to the appearance of the wider area.

There is currently a 1m fence that runs along part of the front, side and rear of the property. This will be replaced with a fence of 1.8m height. There is however examples of fencing of this height at nearby properties at No.75 and No.73 and as such is not considered to appear out of character.

Whilst the property will result in a change of appearance of the dwelling, it is not considered to be such that it would result in an adverse appearance on the spatial pattern or character of the area and as such accords with DDM1 and DDM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The extension will be sited to the western elevation and will have a width of approximately 5.1m and a depth of 10.5 to meet with the existing rear. There is an existing rear conservatory however this will be removed and replaced with a gable roof extension to the eastern elevation with a width of 7m.. Whilst this increases in height to match that of the host dwelling, the depth will remain as existing at a maximum of 2m.

The extension to the east is not considered to result in adverse overbearing or overshadowing as a result of the separation, with the neighbouring dwelling located around 3.7m from the boundary line. It also does not extend further than existing.

The extension to the west retains 1.5m to the boundary and with the road to this elevation, it is not deemed to appear adversely overbearing.

There will be a dormer to the rear elevation. This will have a height of 2m and a depth of 2.5m. It will extend across the full roof slope retaining approximately 1.8m to the western gable end. There is one window to the dormer and another to the gable end of the extension serving bedrooms, however due to the siting of these, it is not considered to give rise to adverse overlooking with views likely of the front

garden of No.4 Oriel Close.

The proposal is not considered to result in harm upon neighbouring amenity by way of overbearing, overshadowing or overlooking and accord with D DM1 and D DM4 of the Arun Local Plan.

DRAINAGE

Engineers have requested a pre-commencement condition regarding drainage - the applicant has agreed. The condition will be slightly varied to allow the construction of the access/hardstanding prior to the submission of the details.

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:-

Site Plan 19067-103B
 Proposal Plans - 19067-402A
 Proposal Elevations 19067-501A

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 Development shall not commence, other than works of site survey and investigation and the creation of the access/hardstanding, until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual ground water levels and winter Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage. No building / No part of the extended building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W SP1, W DM1, W DM2 and W DM3 of the Arun Local Plan. This is required to be a pre-commencement condition because it is necessary to implement the surface water drainage system prior to commencing any building works.

- 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.
- 5 INFORMATIVE: Infiltration rates for soakage structures are to be based on percolation tests undertaken in the winter period and at the location and depth of the proposed structures. The percolation tests must be carried out in accordance with BRE365, CIRIA R156 or a similar approved method and cater for the 1 in 10 year storm between the invert of the entry pipe to the soakaway, and the base of the structure. It must also have provision to ensure that there is capacity in the system to contain below ground level the 1 in 100 year event plus 40% on stored volumes, as an allowance for climate change. Adequate freeboard must be provided between the base of the soakaway structure and the highest recorded annual groundwater level identified in that location. Any SuDS or soakaway design must include adequate groundwater monitoring data to determine the highest winter groundwater table in support of the design. The applicant is advised to discuss the extent of groundwater monitoring with the Council's Engineers.

Supplementary guidance notes regarding surface water drainage are located here <https://www.arun.gov.uk/surfacewater> on Arun District Councils website. A surface water drainage checklist is available here <https://www.arun.gov.uk/drainagechecklist> on Arun District Councils website, this should be submitted with a Discharge of Conditions Application.