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

REF NO: BN/93/23/HH

LOCATION: 23 Elm Grove
Barnham
PO22 0HJ

PROPOSAL: Proposed two front dormer windows.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION — The application seeks the construction of two pitched roof front dormers.

REPRESENTATIONS

Barnham & Eastergate - no objection.

No public representations received.

CONSULTATION RESPONSES RECEIVED:

None.

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 POLICY ES5 — Quality of design

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

PRINCIPLE

The key policies are D DM1 and D DM4 of the Arun Local Plan, and guidance set in Part M of the Arun Design Guide.

Barnham and Eastergate have a 'made' Neighbourhood Development Plan (NDP) of which policy ES5 is relevant.

DESIGN & VISUAL AMENITY

The site is a detached chalet bungalow set 16.5m back from the roadside by a front garden and off-road parking. The locality features a variety of properties and there is no strict uniformity to the street scene. The proposal will be visible but due to the varied character of the area and the significant front boundary distance will not be out of place or obtrusive.

The Arun Design Guide (ADG) states dormers should be a minor incident in the roof plane which are located symmetrically and centrally on the roof without being overly dominant or out of proportion with the original structure. Small scale dormers with pitched roofs are favoured over large, flat box-shaped designs.

The proposal seeks two pitched roof front dormers which are symmetrically position in the front roof plane. They are an appropriate scale for the size of the dwelling and are considered to be an improvement on the existing flat topped front dormer which is to be demolished as part of the works. The proposal is in accordance with the Arun Design Guide.

The proposal will have a positive visual impact on the street scene and upon the character of the property and is in accordance with D DM1 and D DM4 of the Arun Local Plan, Policy ES5 of Barnham & Eastergate NDP and Part M of Arun Design Guide.

RESIDENTIAL AMENITY

Part M of the Arun Design Guide states householder extensions should 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 dormers will provide views across the front garden and driveway of the host dwelling which will result in no harmful overlooking of neighbouring properties. Due to the scale of the dormers and the separation distances between the neighbouring properties and the host dwelling there will be overbearing or overshadowing effects.

The development will not give rise to any adverse overshadowing, overbearing or overlooking effects that would affect residential amenity, it accords with D DM1 of the Arun Local Plan and Part M of the Arun Design Guide.

SUMMARY

The proposed development is in accordance 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.

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:

- Location & Block Plan PL05
- Proposed Floor Plan PL03
- Proposed Elevations PL04A

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.