

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

REF NO: BN/95/20/HH

LOCATION: Larkfield Cottage
Yapton Road
Barnham
PO22 0AY

PROPOSAL: Addition of a dormer to the rear elevation and alteration from pitched roof to gable end with extension to existing drop kerb

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to alter an existing single storey roof from hipped to gable. A dormer will also be constructed. The proposal also seeks to widen an existing dropped kerb.
----------------------------	---

REPRESENTATIONS

Barnham and Eastergate Parish Council provided no objection.

No representation received from nearby occupiers.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

WSCC (Highways) - An existing access has been operating for some time, without evidence of highway safety issues. There will be no increase of vehicle movements and therefore the LHA does not consider the proposal would result in a severe impact to the highway.

ADC Drainage - Given the scale 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 has a made Neighbourhood Plan with policy ES5 of relevance to the application. The proposal complies with this policy.

DESIGN AND VISUAL AMENITY

The property is situated along an access road off Yapton Road and therefore whilst the works are to the front of the property, there are no views from the main street scene.

There is a detached annexe located to the west of the main dwelling. This is relatively large and the development will be to the annexe, not the main dwelling.

The annexe has an existing side addition with a hipped roof. This will alter to form a gable end with the addition of a small dormer to the front.

The proposal is considered subservient and well integrated. There are existing dormers to the front and rear elevation and the proposed dormer is of a similar design and style and fits comfortably within the roof slope. Materials will also match existing.

Due to the siting and modest size of the development, the proposal is not considered to result in an adverse impact upon the spatial pattern or character of the area and accord with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The roof to the existing side addition will alter from a hip end to form a gable end. The height and width will remain as existing, although the alteration will add additional bulk to the side addition.

There are no properties to the south or west and as such the proposal is not considered to result in overbearing or overshadowing.

There will also be an additional dormer located to the western elevation. The dormer will have a depth and height of 2.3m and width of 1.8m.

The dormer will look towards the east which fronts the side elevation of the host dwelling and driveway. Due to the siting, it is not considered to give rise to adverse overlooking upon neighbouring amenity, with 2 other dormers also located to this elevation.

Due to the minor development proposed and with no adverse impacts upon neighbouring amenity, the proposal is deemed to accord with D DM1 and D DM4 of the Arun Local Plan.

HIGHWAYS

The proposal also seeks to widen an existing crossover. This will increase in width from 3.75m to 6m. Local mapping indicates some visibility restrictions however the existing access has been operating for some time with no evidence to suggest it is unsafe. There will be no increase in vehicular movement as a result of the increase. As such the proposed widening of the dropped kerb is acceptable.

SUMMARY

The proposed development is deemed to accord with 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.

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 Plan
 - Elevations - 2020032/PL/1A
 - Floor Plan - 2020032/PL/2
 - Extended Crossover - 2020032/PL/3

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 The use of the amended access shall not commence until such time as the vehicular access serving the development has been constructed in accordance with the details shown on the

Extended Crossover plan no. 2020032/PL/3.

Reason: In the interests of road safety and in accordance with D DM1 of the Arun Local Plan.

- 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: The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted.

Additional information about the licence application process can be found at the following web page:

<https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-f-or-driveways-licence/>

Online applications can be made at the link below, alternatively please call 01243 642105.

<https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or->