

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

REF NO: CM/28/22/HH

LOCATION: 15 Cropthorne Drive
Climping
BN17 5GG

PROPOSAL: Erection of single storey rear extension following demolition of existing rear conservatory.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This application seeks to erect a single storey rear extension that is approx. 3.4m in width, 4.5m in depth and 2.6m in height. This is to be erected following the demolition of an existing rear conservatory.
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REPRESENTATIONS

Climping Parish Council - No response.

No representations from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

CSP1	C SP1 Countryside
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

[Clymping Neighbourhood Plan 2015 Policy CPN11](#) 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
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CONCLUSIONS

PRINCIPLE

Policy C SP1 of the Arun Local Plan states that land outside of the Built-up boundaries will be defined as countryside and recognised for its intrinsic character of beauty. There are then six caveats which allow development to be permitted. Development can be in accordance with C SP1 if it refers to a specific use or type of development that is covered by another policy (this development is in accordance with D DM1 & D DM4 and so is also in accordance with C SP1).

Policy D SP1 of the Arun Local Plan regards the design of new development and states that it should be informed by sustainable design and should reflect the characteristics of the existing site and the locality in which it is situated. These characteristics include layout, landscaping, density, mix, scale, massing, character, materials, finish, and architectural details.

Policy D DM1 sets out 13 design aspects of which applications should be assessed against. These include: Character, Appearance, Impact, Innovation, Adaptability, Crime Prevention, Trees, Public realm, Layout, Public Art, Density and Scale.

Policy D DM4 sets out criteria for which applications relating to extensions and alterations of existing buildings must be assessed against. They generally seek to minimise the impact of the proposal on the character of the host dwelling, its neighbours and the locality.

Arun has adopted a Design Guide which provides detailed guidance that helps to raise design standards across the district. Section M states that development should respond to the distinctiveness of their host dwelling and surroundings in terms of scale, massing, materials, and protect the amenities of occupants and neighbours. Section M also illustrates the '60- and 45-degree rules'. These rules refer to the 60- and 45-degree sightlines from neighbouring viewpoints and aims to prevent adverse obstruction of sightlines and loss of sunlight. The 60-degree rule specifically considers single storey rear extensions.

CPN 11 of the Climping Neighbourhood Development Plan (CNP) relates to the quality of design of proposals and states that proposals must be of a high quality of design and protect and enhance local character as assessed by the Climping Character Assessment.

DESIGN AND VISUAL AMENITY

The proposed single storey rear extension is to be approx. 3.4m in width, 4.5m in depth and 2.6m in height. The scale of the proposed extension is almost identical to that of the existing rear conservatory, making efficient use of the existing footprint. It is also to consist of materials matching the host dwelling and features floor to ceiling glass windows/doors on the South and West elevations. The design and scale of the extension are such that the proposal remains visually subservient to, and visually integrated with the host dwelling.

The proposal is sited to the rear of the dwelling with limited views from the wider street scene. Views from the street would be limited to the top of the extension that crests the high-level brick boundary wall to the East elevation which borders the road. There would be no unacceptable adverse visual impact on the wider street scene.

Given the appropriate design is in character with the host dwelling and the locality, it does not disrupt the established character of the area.

The proposal is compliant with relevant Development Plan policies D SP1, D DM1(1)(14)(15) & D DM4(a)(b) of the Arun Local Plan. It is also compliant with relevant policy CPN 11 of the CNP.

NEIGHBOURING RESIDENTIAL AMENITY

The siting and scale of the proposed extension are such that there is no intersection of any neighbouring 60- degree sightlines or 45- degree light accessibility lines and as such, it does not give rise to any unacceptable adverse impacts by way of overbearing or overshadowing.

The proposed extension features no new viewpoints and as such, it does not give rise to any adverse impacts by way of overlooking.

By virtue of not being overbearing, overshadowing, or overlooking, the proposal is compliant with relevant Development Plan policies D DM1(3) & D DM4(c) of the Arun Local Plan. Additionally, it is also compliant with Section M of the Arun Design Guide.

SUMMARY

The proposal is compliant with relevant Development Plan policies, Neighbourhood Plan policies and relevant design guidance. As such, it 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:

- Conservatory Conversion (Dwg No. PL1).

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 and D DM4 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.