

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

REF NO: CM/42/21/HH

LOCATION: The Glebe
Yapton Road
Climping
BN17 5RU

PROPOSAL: Erection of single storey rear infill extension, porch renovation and alterations to external facade

SITE AND SURROUNDINGS**DESCRIPTION OF APPLICATION**

This application seeks a single storey rear infill extension measuring approximately 4.25m in depth and 5.8m in width. The extension is to have a pitched roof and have a ridge height equal to that of the lower portion of the existing house. Additionally this application proposes amendments to the existing external materials from horizontal timber cladding to vertical timber cladding.

RELEVANT SITE HISTORY

CM/20/07/	Proposed single storey annexe extension increasing existing living room roof pitch	ApproveConditionally 26-10-07
CM/3/82	2 Storey Extension - Living Room With Bedrooms And Bathroom Over Detached Garage And Porch Extension	ApproveConditionally 10-02-82

REPRESENTATIONS

None recieved.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
Outside the 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)
CSP1	C SP1 Countryside
SDSP2	SD SP2 Built-up Area Boundary

Climping 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**

The site is outside of the built up area boundary as defined by SD SP2 of the Arun Local Plan. The proposal is for extensions and alterations to an existing building with the plot of an existing dwellinghouse. However, the proposal is in accordance with C SP1 of the Local Plan, as it is in accordance with D DM4 of this plan. In this case, the key policy considerations are deemed to be D DM1 & D DM4 of the Arun Local Plan and CPN11 of the Climping Neighbourhood Development Plan, relating to the Quality of Design of proposals, and the Part M of the Arun Design Guide.

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 recently adopted a Design Guide which provides detailed guidance that will help raise design standards across the District. Developments should respond to the distinctiveness and characteristics of their surroundings in terms of scale massing and materials, protect the amenities of occupants and neighbours and seek to minimise energy consumption and improve environmental performance. In this instance, a rear extension should also not negatively impact adjoining properties in terms of privacy and overshadowing and preserve rear amenity space to at least 10.5m in depth.

DESIGN AND VISUAL AMENITY

The proposal seeks to provide an infill extension to accommodate additional living space at the property. The extension will infill the void between two easterly facing gable wings and protrude approximately 1.5m further out than the most southerly of these wings. The property sits on a good-sized plot and there is currently good space about the building. The amount of habitable space provided is believed to be proportional to the dwelling and the plot in which it sits.

The external alterations to the building will involve the removal of existing timber cladding with its replacement with new timber cladding, the cladding will be laid in a horizontal and vertical mix, giving the extension a modernistic feel. Additionally, the existing brick work will be painted in a light colour and the

windows will be altered to have grey frames. In terms of materials the area has no prominent character; a mixture of brick colours, cladding types, render and roof coverings can all be seen from the front of the property, as such, these alterations are not seen to be incongruent within the street scene.

The rear elevation will not be visible from the street and will therefore not affect it. Having regard for the extension's visual integration, it is considered that the extension will be subservient and sympathetic to the host dwelling.

Alterations to the porch are also proposed, including a new higher roof structure. The ridge height of the porch will increase by 1m. The increase is seen as a minimal addition to the bulk of the porch and will utilise a pitch to match the existing front gables, whereas the existing was unsympathetically low.

Having regard to the aspects of form and design quality, the proposal is deemed to accord with D DM4 (a) (b) of the Arun Local Plan and Part M of the Arun Design Guide.

RESIDENTIAL AMENITY

The protruding edge of the proposed extension will be located 8.5m from the southern boundary and 17.5m from the eastern boundary. Views of the extension are blocked from the north and west by the existing structure. Generally, the detached properties in the area are set in good-sized plots, this extension will not reduce the minimum separation distance with the nearest neighbours to the south and east. In terms of overshadowing and overbearing it is considered that little negative impact will be felt by neighbouring properties due to the large separation distances.

Having regard to the 45-degree rule the extension does not fall within the disallowed area.

New fenestration to the extension will either face the rear garden and be located at ground floor level, or, be set within the roof and at a high level. Two new windows are also proposed to the eastern elevation and a set of sliding doors to the southern elevation of the northerly wing. Two full length windows will be blocked up on the southern elevation. The first floor window to the western elevation is set to be widened. The configuration of the existing windows will also change to casement with fanlights giving a sleeker look.

Proposed windows located at ground floor level will not negatively increase overlooking due to their low level nature and the proposed window serving the first floor which is to increase in width will only have views towards the public realm, as such, no negative impacts relating to overlooking are foreseen from the proposed development.

It is therefore considered by virtue of not being overbearing, overshadowing and overlooking that the proposed extensions accords with policy DDM4 of the Arun Local Plan and Part M of the Arun Design Guide.

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.

CIL DETAILS

This application is CIL Liable therefore developer contributions towards infrastructure will be required (dependant on any exemptions or relief that may apply)

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 LA034_100
- Block Plan LA034_012
- Proposed Ground Floor Plan LA034_010
- Proposed First Floor Plan LA034_011
- Proposed West and South Elevations LA034_020
- Proposed East and North Elevations LA034_021

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 and the Part M of the Arun Design Guide.

- 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.