

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

REF NO: EG/11/19/HH

LOCATION: Ridgeways
Barnham Road
Eastergate
PO20 3RP

PROPOSAL: Proposed single storey side extension and detached garage

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks planning permission for a single storey side extension and detached garage.

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Eastergate Parish Council: No response received from Eastergate Parish Council.

No representations received from nearby occupiers.

CONSULTATIONS

Engineers (Drainage)
Engineering Services Manager
Southern Water Planning

CONSULTATION RESPONSES RECEIVED:

Drainage Engineers: Requested standard condition ENG2A be included, however, although the proposed extension is a fairly large addition a similar proposal may be considered Permitted Development.

Southern Water: Informative to be added.

POLICY CONTEXT

Designation applicable to site:
- Within the Built up area boundary.
- Within Lidsey Catchment area

DEVELOPMENT PLAN POLICES

[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

[Barnham & Eastergate Neighbourhood Plan 2014](#) Quality of design
[POLICY ES5](#)

Barnham & Eastergate Neighbourhood Plan 2014 Contribution to local character
POLICY ES6

PLANNING POLICY GUIDANCE:

NPPF National Planning Policy Framework
NPPG National Planning Practice Guidance

CONCLUSIONS

PRINCIPLE

The proposed development is situated within the Built up area boundary where the principle of development is acceptable subject to accordance with relevant development plan policies. As stated in SD SP2 the key policies considered are D DM1 and D DM4 of the Arun Local Plan and ES5 and ES6 of the Barnham and Eastergate Neighbourhood Plan.

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 locality.

Policy SD SP2 of the Arun Local Plan states that development should be focused within the Built up area boundary and will be permitted subject to consideration against other policies in the Local Plan.

Policy DSP1 of the Arun Local Plan sets out that all development proposals should seek to make efficient use of the land but reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character materials, finish and architectural details.

Policy ES5 of the Barnham and Eastergate Neighbourhood Plan states that all new development within the parishes should be of a high quality design and will be expected to conform to the forthcoming Barnham and Eastergate Design Guide.

Policy ES6 of the Barnham and Eastergate Neighbourhood Plan states new development should contribute positively to the character of the two villages, and should reflect the design qualities of their time, so that the richness of varied character continues and is extended into the future.

There appears to be no known recent relevant history relating to this site.

The site is occupied by a detached two storey dwelling, set in a residential street consisting of a variation of house styles and designs.

DESIGN AND VISUAL AMENITY

The application seeks planning permission for the construction of a single storey extension to the side of

the existing dwelling and a proposed single storey detached garage. Both proposals given their location will be visible within the street scene, however are both considered to appear well integrated with the host dwelling.

The proposed side extension will measure approximately 7.88m in length, 8.45m in width and be built to a proposed height of 3.65m. Despite the scale of the proposed side extension it will not have a detrimental impact on the character of the host dwelling or the street scene. The proposed detached garage will measure approximately 6.4m in length, 4.7m in width and be built to a proposed height of 2.7m.

The surrounding properties are of a mixed design and style and as such the proposed development will not appear out of character with the locality.

The proposed extension and detached garage by virtue of its design and siting will not extend beyond the primary elevation of the existing dwelling and as such the proposal will not appear incongruous or result in any unacceptable adverse impacts upon the established spatial pattern or character of the street scene.

The proposed extension and detached garage are considered to appear subservient to the host dwelling and would not result in any unacceptably adverse impact on the spatial pattern of character of the area and would therefore accord with policies D DM1 and D DM4 of the Arun Local Plan and Policies ES5 and ES6 of the Barnham and Eastergate Neighbourhood Plan.

NEIGHBOURHOOD RESIDENTIAL AMENITY

The proposed side extension will be located approximately 15.3m from the Northern boundary, 1m from the Eastern boundary and 20m from the Southern boundary. The proposed extension will feature 1No. window on the Eastern (side) boundary, 1No. door on the Eastern (side) elevation and bi-fold doors on the Southern (rear) boundary. No windows have been incorporated on the Northern boundary.

The proposed window on the Eastern (side) elevation is not considered to give rise to additional overlooking given is on the ground floor and there is an existing fence between the dwelling and the neighbouring property, The Moorings Barnham Road Eastergate. The single door on the Western elevation will lead out onto a large garden and given the distance between the proposed door and the Western elevation is approximately 12m, it is not considered to give rise to any unacceptable overlooking.

Given the distance from the bi-fold doors and the Southern boundary of the site is approximately 20m and that the bi-fold doors will overlook the rear garden at ground level, they will not give rise to any additional overlooking or loss of privacy to the neighbouring properties. The extension will also include 2No. roof lights, however by virtue of the design of the proposed extension and the location of these windows they will not result in any unacceptably adverse overlooking of neighbouring properties.

The proposed detached garage will be located approximately 11m from the Northern boundary, 25.9m from the Southern boundary and 0.5m from the Western boundary. The proposal will feature roller garage door on the primary (Northern) elevation and 1No. single door on the rear (Southern) elevation. Given the location and nature of the garage door on the primary elevation, it will cause no additional or adversely harmful overlooking as the doors will open onto a large driveway and overlook the road. The single door on the Southern elevation of the detached garage will be a distance of approximately 25.9m from the Southern boundary of the site and will overlook the rear garden of the property, this will therefore have no negatives impact on the any of the neighbouring properties.

Given the design and location of the side extension and proposed detached garage, they are not

considered to give rise to adverse impacts in terms of overlooking, overshadowing or overbearing and is therefore deemed to accord with D DM1 and D DM4 of the Arun Local Plan.

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:

- Existing and Proposed Floor Plans 01 Rev B
- Proposed Floor Plan 04 Rev B
- Proposed Elevations 05 Rev B

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:

The proposed development may affect trees within the site or on neighbouring land. The applicant should ensure that adequate tree protection methods are in place and any consents required from other land owners are in place.

- 4 A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk. Please read our New Connections Services Charging Arrangements documents which is available to read on our website via the following link <https://beta.southernwater.co.uk/infrastructurecharges>.
- 5 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.