

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

REF NO: EG/2/19/HH

LOCATION: Trebarwith Cottage
Barnham Road
Eastergate
PO20 3RS

PROPOSAL: Two storey and single storey rear extension with a garage conversion into a bedroom with en-suite

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks planning permission for the construction of a two storey and single storey rear extension and converting a garage into a bedroom with en-suite.

RELEVANT SITE HISTORY

EG/8/19/DOC Approval of details reserved by condition imposed under DOC Approved
ref EG/67/18/HH relating to Condition No 3 surface water 11-02-19
drainage.

EG/67/18/HH Part two storey part single storey rear extension, ApproveConditionally
increase in garage height and conversion into additional 12-12-18
room

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Eastergate Parish Council: No response received from Eastergate Parish Council

No representations received from nearby occupiers.

CONSULTATIONS

Natural England
Southern Water Planning
Engineers (Drainage)

CONSULTATION RESPONSES RECEIVED:

Southern Water:

Southern water require a formal application for any new connection to the foul sewer to be made- subject to an informative when the application is considered for approval. In addition the Developer should look to protect the public sewerage system from inundation and infiltration, which contribute to flooding in unfavourable conditions.

Engineers Drainage:

Engineer supports the removal of a need for the standard condition and has instead suggested a condition be applied that states that surface water drainage is constructed in accordance with the supplied plans and details.

Natural England:

Natural England have no comments to make in regard to this application.

POLICY CONTEXT

Designation applicable to site:

Within the Built up area boundary.

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)
SDSP2	SD SP2 Built-up Area Boundary
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 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 policy ES5 of the Barnham and Eastergate Neighbourhood Plan.

Policy D DM1 sets outs 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.

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 states that all development proposals should seek to make efficient use of 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. This policy requires new development should be of a high quality design and will be expected to conform to the forthcoming Barnham and Eastergate design guide. New development should be designed to respond to the specific character of the site and its local surroundings and to create a sense of place.

The site is occupied by a detached dwelling set back from the road by a parking area. The host dwelling forms part of a linear of staggered residential properties of varying scale and design.

There was a previous application on the site, reference EG/67/18/HH. Application EG/67/18/HH was a proposal for part two storey part single storey rear extension, increase in garage height and conversion into additional room. The application was approved conditionally.

DESIGN AND VISUAL AMENITY

The application seeks planning permission for a two storey and single storey rear extension. The proposed two storey extension will feature a mansard roof with the proposal extending approximately 4.61m to the rear of the original dwellinghouse. The proposed single storey element will project an additional 3m to the rear of the two storey element.

The proposed extensions were previously approved under reference EG/67/18/HH and the amended proposal seeks an alteration in the design of the roof above the two storey element. This will see the introduction of a mansard roof measuring 6.46m in height. The amended roof design is considered to retain the character of the host dwelling and appear well integrated with the original dwellinghouse.

Given the location of the extensions and the fact the host dwelling is detached the proposed extensions will be viewable from the street scene. However, the proposed extensions are considered to be well integrated with the host dwelling and therefore not considered to give rise to any adverse impact upon the spatial pattern or character of the area and accord with D DM1 and D DM4 of the Arun Local Plan and ES5 of the Barnham and Eastergate Neighbourhood Plan.

NEIGHBOURHOOD RESIDENTIAL AMENITY

The proposed extension will be located approximately 24.06m from the rear boundary of the site, 192m from the South East boundary and 4.05m from the North West boundary. There are no proposed windows or doors overlooking the North West boundary of the site. There is however included within the single storey extension the addition of one window serving the kitchen, bifold doors serving the lounge and the inclusion of 3 No. roof lights. Given the distance between the rear of the this proposal and the rear boundary of the site, it is considered there be a sufficient distance to avoid any unacceptable or adverse impacts on residential amenities.

Therefore, by virtue of the size, scale and position, the proposed extension is not considered to give rise to any overlooking, overshadowing or overbearing impacts upon the residential amenity and as such is in accordance with D DM1 and D DM4 of the Arun Local Plan and Policy ES5 of the Barnham and Eastergate Neighbourhood 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 :

- Site and Location plan DRW 4
- Existing and proposed floor plans and elevations DRW 3
- Proposed floor plans and elevations DRW 2

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.

- 4 Surface water drainage is to be constructed in accordance with the supplied plans and details as submitted within this application.

Reason : To ensure that the proposed development is satisfactorily drained in accordance with policies W SP1, W DM1, W DM2 and W DM3 of the Arun Local Plan.

- 5 INFORMATIVE:

Southern water require a formal application for any new connection to the foul sewer to be made- subject to an informative when the application is considered for approval. In addition the Developer should look to protect the public sewerage system from inundation and infiltration, which contribute to flooding in unfavourable conditions.