

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

REF NO: EG/39/18/HH

LOCATION: 2 The Cedars
Barnham
PO22 0EZ

PROPOSAL: Ground floor rear extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a single storey rear extension.

RELEVANT SITE HISTORY**REPRESENTATIONS****REPRESENTATIONS RECEIVED:**

Parish Council provided no response
No representation from nearby occupiers

CONSULTATIONS

Southern Water Planning
Engineering Services Manager
Engineers (Drainage)

CONSULTATION RESPONSES RECEIVED:

Southern water - requested that a standard informative is included.
Engineers (Drainage) - requested that a standard drainage condition to be included however it not considered necessary as the extension is not larger than what could normally be completed under permitted development.

POLICY CONTEXT

Designation applicable to site:
Built up Area Boundary
PD restriction
Tree Preservation Order

DEVELOPMENT PLAN POLICES

SDSP2 SD SP2 Built-up Area Boundary

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](#)
[POLICY ES1](#)

Applications for new development must meet the local drainage requirements

Barnham & Eastergate Neighbourhood Plan 2014
 POLICY ES5

Quality of design

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 SDSP2 the key policies considered are DDM1 and DDM4 of the Arun District Local Plan. Eastergate has a 'made' neighbourhood plan with policy ES5 considered relevant to the determination of this application.

The site is occupied by a two storey dwelling within a residential estate with housing of similar designs and styles.

It is noted the proposal falls under Permitted Development however there is a condition restricting alterations to the dwelling.

DESIGN AND VISUAL AMENITY

The proposed development is situated to the rear of the dwelling and as such is not visible from the street scene. The proposed single storey extension will be constructed of materials to match that of the existing dwelling and due to its size and location is considered subservient and well integrated with the host dwelling.

The proposed rear extension is therefore not considered to give rise to any adverse impact upon the spatial pattern or character of the area and accord with DDM1 and DDM4 of the Arun District Local Plan and ES5 of the Barnham and Eastergate Neighbourhood Plan.

RESIDENTIAL AMENITY

The proposed rear extension will be constructed to a depth of 2.25m and a height of 3.2m with a sloping roof and the proposal retains the existing boundary distances at 1.2m and 1.1m.

The proposed extension will have doors across the width of the rear which will overlook the rear garden and 4 roof lights will also be installed.

Due to the size of the proposed extension and the boundary treatment the proposal is not considered to give rise to any overlooking, overshadowing or overbearing impacts upon the residential amenity and as such is in accordance with DDM1 and DDM4 of the Arun District Local Plan.

SUMMARY

The proposed development is deemed to accord with 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.

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 - 01
 - Block Plan - 01 Rev A
 - Existing and Proposed Roof Plan - A103
 - Existing and Proposed Elevations - A101
Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 of the Arun District Local Plan.
- 3 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>.

- 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.