

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

REF NO: EG/46/18/HH

LOCATION: 17 Orchard Way
Barnham
PO22 0HP

PROPOSAL: Alterations and single storey rear extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to add extensions to the rear of the existing garage and to the rear of the dwelling. It also seeks to increase the flat roof height by around 20cm and install Cedar cladding to the front of the dwelling.
----------------------------	--

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:

Drainage requested a standard condition is added. A culverted ordinary watercourse may also be present and request ENGD4A and ENGD6A be included also.

POLICY CONTEXT

Designation applicable to site:
Built up Area Boundary

DEVELOPMENT PLAN POLICES

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
WDM3	W DM3 Sustainable Urban Drainage Systems

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

REPORT(ODB)

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 SDSP2 the key policies considered are DDM1 and DDM4 of the Arun Local Plan.

Eastergate has a 'made' Neighbourhood Plan with policy ES5 of relevance to the application.

The site is occupied by a detached bungalow with properties of similar size but varied design.

DESIGN AND VISUAL AMENITY

The proposal seeks to extend the existing garage situated to the side of the dwelling. In doing so, the height of the flat roof is also to be increased by around 20cm and therefore it may not be considered a subservient addition. However the increase in height is modest in size and does not appear unduly dominant with the total garage height approximately 2.9m.

The neighbouring property at No.15 has recently had similar extensions and with No.19 of a larger size, the development is not out of keeping with the area. The development also proposes cedar cladding to the front and rear elevation of the dwelling, however cladding is present within neighbouring properties within the area and therefore again is not considered out of character. The proposal will also remove a porch at the side elevation and extend the rear of the dwelling which will not be visible from the street scene.

The development is considered to appear well integrated and is not deemed to give rise to any impact upon the spatial pattern or character of the area and is in accordance with DDM1 and DDM4 (a) and (e) of the Arun Local Plan and ES5 of the Barnham and Eastergate Neighbourhood Plan.

RESIDENTIAL AMENITY

The proposal will extend the rear of the existing garage increasing its depth from 6m to around 11m and there are no windows proposed to the side elevation. The rear garage extension will meet with the rear wall of the dwelling house which is also being extended by around 2m. The increase in depth to the rear is modest and as the development doesn't extend further than neighbouring properties rear elevation the development is not considered to give rise to any overbearing or overshadowing. 4 rooflights will be installed at the rear however due to their siting will not give rise to any overlooking.

The porch to the eastern elevation will be removed and an existing window will be replaced with a door. The alteration is not considered to give rise to any overlooking which exceeds that which is already possible. An additional window will also be installed to the front of the garage however it is set back around 3.15m from the front elevation of the dwelling and will overlook the street scene and therefore again is not considered to give rise to any overlooking to neighbouring properties and accord with DDM1 and DDM4 of the Arun 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

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:
- Proposed Plan and Elevations - 2

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 of the Arun Local Plan.

- 3 Development shall not commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDs Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual ground water levels and Percolation testing to BRE 365, or similar approved, will be required

REPORT(ODB)

to support the design of any Infiltration drainage. No building / No part of the extended building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.

Reason : To ensure that the proposed development is satisfactorily drained in accordance with policies DDM1 of the Arun Council Local Plan. It is considered necessary for this to be a pre-commencement condition to ensure that the surface water disposal scheme is agreed before construction commences.

- 4 The development shall not proceed until formal consent has been approved in writing from the Lead Local Flood Authority (WSSCC) or its agent (ADC) for the discharge of any flows to watercourses, or the culverting, diversion, infilling or obstruction of any watercourse on the site. Any discharge to a watercourse must be at a rate no greater than the pre-development run off values.

Reason : To ensure that the proposed development is satisfactorily drained in accordance with policies DDM1 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition to protect existing watercourses prior to the construction commencing.

- 5 The development layout shall not be agreed until such time that arrangements for the future access and maintenance of any watercourse or culvert (piped watercourse) crossing or abutting the site has been submitted and approved in writing by the Local Planning Authority. No construction is permitted, which will restrict current and future land owners from undertaking their riparian maintenance responsibilities of any watercourse on or adjacent to the site.

Reason : To ensure that the duties and responsibilities, as required under the Land Drainage Act 1991, and amended by the Flood and Water Management Act 2010, can be fulfilled without additional impediment following the development completion, in accordance with Policy DDM1 of the Arun District Local Plan.

- 6 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.