

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

REF NO: EG/50/18/HH

LOCATION: 2 Como
Barnham Road
Eastergate
PO20 3RT

PROPOSAL: Demolition of double garage & erection of part one & two storey side extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a side extension consisting of a two storey extension reducing to single storey. The extension will be sited alongside the boundary fence to the north west and will have a total length of around 13m.

RELEVANT SITE HISTORY

EG/53/08/	Proposed porch to front elevation	ApproveConditionally 27-10-08
EG/52/06/	Erection of new fence 1.9 metres high	Approve 05-07-06

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Barnham Parish Council have provided no response

1 letter of objection received

- Concerned it is the intention to remove a boundary wall to enter and leave the proposed driveway.
- Previous deliveries and workmen to the property have caused disruption and therefore implications of the build will have a negative impact.

Comments noted. Removal of a boundary wall and driveway access have not been identified within the proposal and therefore will not be taken into consideration in the determination of the application.

CONSULTATIONS

Southern Water Planning
Engineering Services Manager

Engineers (Drainage)

CONSULTATION RESPONSES RECEIVED:

Drainage- Request a condition is imposed in such that the surface water drainage is constructed according to the supplied details.

Southern Water- requested a standard informative be included.

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

[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 development is situated within the built up area boundary where the principle of development is acceptable subject to accordance with relevant development plan policies. The key policies considered are DDM1 and DDM4 of the Arun Local Plan.

Eastergate has a made Neighbourhood Plan with policy ES5 considered relevant to the determination of the application.

The site is currently occupied by a detached two storey dwelling. It has separate ground floor and first floor flats with independent access arrangements to each unit and the proposal seeks to extend to provide further ground floor accommodation to serve the first floor occupiers.

DESIGN AND VISUAL AMENITY

Due to the siting of the dwelling, the development may be slightly visible from the street scene. The extension is relatively large consisting of a part two storey and single storey extension.

It is not considered that the extension is visually subservient to the host dwelling due to its size and therefore is in conflict with DDM4 (b) of the Arun Local Plan however it has been designed sympathetically with its scale and massing constructed to minimise its impact upon the street scene and surrounding properties. The extensions are situated 4.2m behind the front elevation of the dwelling and reduce in height as the development extends away from the house. Due to its siting within the street

scene it is not considered to impact upon the spatial pattern or character of the area and accords with DDM4 (a) and (e) and DDM1 of the Arun Local Plan and ES5 of the Barnham and Eastergate Neighbourhood Plan.

RESIDENTIAL AMENITY

The maximum pitched roof height at the two storey extension will be around 5.5m approximately 1.9m below existing roof ridge of the host dwelling. The two storey element extends around 8m in length where the height then decreases to around 4.4m at the single storey element. This then extends a further 5m in length along the north east elevation.

Whilst the development is situated close to the boundary at the north west, the height of the extensions reduce as the development extends away from the host dwelling. Eaves height from the extensions along the boundary to No.18 are constructed at single storey level at around 2.2m in height sitting just above the fence line. The roof is therefore pitched away from the boundary with the roof design reducing its potential to give rise to any overbearing impacts upon the north western boundary. Due to the roof design and siting, it is not considered to give rise to any significant overbearing or to a loss of light that which a refusal could be justified.

There is currently an existing projection which provides staircase access to the first floor flat. This access will be re-sited to the front elevation of the new extension at the south east. 3 Additional windows will be located to this elevation with views over the driveway and front garden. Windows proposed to the north eastern elevation will overlook the rear garden which retains a minimum of 20m.

4 rooflights will also be installed along the two storey and single storey extension at the north western side however due to their location in terms of the height in that they are above 1.7m from the finished floor level they are not considered to give rise to any overlooking impacts and accord with DDM1 and DDM4 (c) 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

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 Site Plan - DP-101
 - Proposed Sections - DP-106
 - Proposed Elevations - DP-105
 - Proposed Elevations - DP-104 A
 - Proposed First Floor and Roof Plan - DP-103 A
 - Proposed Ground Floor - DP-102 A
 - Surface Water Drainage Plan - 1179.D1.1
 - Construction Details for Rear Soakaway and Silt Trap - 1779.D5.1

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 **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 **INFORMATIVE:** 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>.