

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

REF NO: EG/63/18/HH

LOCATION: 40 Elm Grove
Barnham
PO22 0HL

PROPOSAL: 2no. front extensions, new roof to include accommodation at first floor level & internal alterations throughout.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct 2 front extensions and accommodation in the roof which also increases the roof height. Internal alterations will also take place.

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Barnham Parish Council provided no response.
No representation from nearby occupiers.

CONSULTATIONS

Southern Water Planning
Engineers (Drainage)
Engineering Services Manager

CONSULTATION RESPONSES RECEIVED:

Drainage - The site is within the Lidsey Catchment, main river runs to the rear of Elm Grove and Downview Road and there is flood risk associated with this. Therefore, please apply ENGD2B. Full Comments available to view online. Condition has been agreed and will be applied.

Southern Water- Request an informative is included, which will be added.

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)
SDSP2	SD SP2 Built-up Area Boundary

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 the relevant development plan policies. The key policies considered are DDM1 and DDM4 of the Arun Local Plan.

Barnham & Eastergate has a 'made' neighbourhood plan with Policy ES5 relevant to the determination of the application.

The site is occupied by a detached bungalow. The area consists of properties of various styles and designs.

DESIGN AND VISUAL AMENITY

The development is situated to the front and rear of the dwelling and as such is visible from the street scene.

The development consists of extensions which would project forward of the principal elevation of the dwelling. However a minimum of 9.4m is retained to the front boundary and due to the siting of the dwelling it does not extend beyond the established property line in the locality.

As the proposal increases the total ridge height of the host dwelling, it cannot be considered a subservient addition and therefore is in conflict with DDM4(b), however the development does appear well integrated and as the surrounding area consists of a variety of design and styles with single and two storey properties the development is not out of keeping with the area.

Whilst the proposal does alter the appearance of the dwelling within the street scene, as a result of its design and siting, the proposal is not considered to have any unacceptably adverse impact on the established spatial pattern of the locality or character of the area and accord with DDM4 (a) and (e) of the Arun Local Plan and ES5 of the Barnham and Eastergate Neighbourhood Plan.

RESIDENTIAL AMENITY

The development consists of extensions which extend approximately 4.6m and 2.5m in front of the principal elevation of the dwelling with gable roofs to a height of around 5.7m. The proposal also creates rooms in the loft space by increasing the total ridge height of the host dwelling by approximately 1.3m, resulting in a total height of around 6.2m. Eaves height will remain as existing.

There will be 2 dormers to the rear with a height and depth of 2m which may have the potential for slight overlooking to the property to the north east, however as the windows do not serve principal rooms (landing and bathroom) the impact of any potential overlooking would not result in such harm that a refusal could be justified.

Due to the siting of the host dwelling and the location of the extensions to the front of the property, there is not considered to be any adverse impacts upon the neighbouring property at No.63 to the west with sufficient boundary treatment also in place to reduce any views of the development.

There will be a window and sliding doors to the eastern and northern elevation however at single storey level, views will be of the rear garden. There will be also 4 velux windows installed to the side elevations however due to their location in terms of the height in that they are above 1.7m from the finished first floor level, they are not considered to give rise to any loss of privacy or overlooking. 6 velux and a large set of windows are proposed to the 1st floor rear elevation however they serve a void area and therefore again are not considered to give rise to any overlooking.

Solar panels are proposed to the front gable roofs however due to their siting are not considered overbearing and with sufficient boundary treatment to the front side boundaries it largely restricts any view of the development and solar panels from the neighbouring properties.

The development proposed is not considered to give rise to any adverse overbearing, overshadowing or overlooking upon the residential amenity and as such accords with DDM1 and DDM4 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord with the 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 Block Plan and Section AA - 18087-03
 - Proposed Floor Plan, Elevations, Roof Plan - 18087-02
 - Design and Access Statement

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 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 satisfactory drained in accordance with policies W SP1, W DM1, W DM2 and W DM3 of the Arun 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 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.