

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

REF NO: EG/72/18/HH

LOCATION: 29 Elm Grove
Barnham
PO22 0HL

PROPOSAL: Single storey front/side/rear extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct an extension to the front, side and rear of the property.

RELEVANT SITE HISTORY

EG/14/08/	Proposed rear single storey extension	ApproveConditionally 22-04-08
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REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

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

CONSULTATIONS

Southern Water Planning
Engineers (Drainage)
Engineering Services Manager

CONSULTATION RESPONSES RECEIVED:

Drainage - The property is within the Lidsey Catchment Area. Request for a pre commencement condition to be included which has been agreed with the applicant. Full comments available online.

Southern Water - Requests an informative is included. Full comments available online.

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

Barnham and Eastergate has a 'made' Neighbourhood Plan with Policy ES5 of relevance to the application.

The site is occupied by detached two storey dwelling.

DESIGN AND VISUAL AMENITY

The proposal is situated to the front and side of the dwelling and therefore will be visible from the street scene. The front boundary of the dwelling does however have hedging and therefore the view will be restricted.

The proposal is considered subservient and sympathetic in appearance to that of the host dwelling by virtue of its design and size. Due to the mix of housing types in the area, the design and materials proposed are not deemed to prevent the proposal from being in keeping with the character. Whilst the proposal extends to the front it does not appear overly dominant and does not extend beyond the principal elevation of the host property.

The proposal is not considered to impact upon the spatial pattern or character of the area and accord with DDM1 and DDM4 of the Arun Local Plan and ES5 of the Barnham and Eastergate Neighbourhood Plan.

RESIDENTIAL AMENITY

There is currently a covered porch area to the front elevation, which will be replaced with a front extension. This will project a further 3m towards the front boundary of the property at its maximum however it does not extend beyond the principal elevation of the host dwelling.

An existing lean to extension which serves as a garage along the western boundary will also be replaced and the extension will ultimately wrap around the dwelling from the front, side and along the rear. The side extension will ultimately increase in depth by 3m to the front and 4.5m to the rear. The proposed side extension will match the width of the existing at 3m and therefore retains the separation to the western boundary at 1.7m. The boundary to the west consist of hedging around 2m in height and with sufficient planting and the proposal retaining its separation this should reduce any significant overbearing

or overshadowing impacts upon the neighbours to this elevation.

An existing rear projection will be removed and the extension will run along the rear of the dwelling and side addition for approximately 9.4m. It will have a depth of 4.5m. The extension will have a flat roof to a height of 3.3m to the eaves and 3.6m with roof lantern. The rear development does not increase in depth from that which currently exists and it increases its separation from the boundary to the east by around 1m retaining 6.25m. Due to the size and siting, it is therefore not considered to give rise to overshadowing or overbearing impacts to this elevation.

With the development at single storey level and with sufficient planting, the windows and door to the rear are not considered to give rise to any overlooking additional to that what can already be achieved with approximately 45m to the rear boundary. At the western elevation there will be 3 windows and a door. 1 window will be in addition to that which currently exists, however due to its siting at the front side of the dwelling and with sufficient boundary treatment, views will likely to be of the neighbouring front garden and largely restricted. Additional windows to the front elevation will have views over the street scene.

Due to the size, siting and sufficient boundary treatment in place, the development is not considered to give rise to any overlooking, overshadowing or overbearing impacts upon the neighbouring amenity and is in accordance with DDM1 and DDM4 of the Arun Local Plan.

TREES

All trees and hedges on site are to be retained.

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
- Site Plan as proposed - 590-103
 - Front Elevation as proposed - 590-121
 - Roof Plan as proposed - 590-113
 - Second Floor Plan as proposed - 590-112
 - First Floor Plan as proposed - 590-111
 - Ground Floor Plan as proposed - 590-110
 - West Elevation as proposed - 590-124- Rev B
 - East Elevations as proposed - 590-123 Rev B
 - South Elevation as proposed - 590-122 Rev B
 - Tree Survey, Arboricultural impact assessment and tree constraint plan - 18.803.
 - Design and Access Statement
 - Bat Survey Emergence and Re-entry.
 - Bat Survey Preliminary Roost Assessment.

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 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 W SP1, W DM1, W DM2 and W DM3 of the Arun Local Plan. This is required to be a pre-commencement condition because it is necessary to implement the surface water drainage system prior to commencing any building works.

- 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>.

- 5 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.