

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

REF NO: EG/77/18/HH

LOCATION: 40 Elm Grove
Barnham
PO22 0HL

PROPOSAL: Proposed 2no. front extensions, new roof to include accommodation at first floor level and internal alterations throughout. Revisions to approved planning application EG/63/18/HH to incorporate a decorative brick detail above all ground floor openings.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

The application proposes alterations to the previously approved application EG/63/18/HH.

The proposal seeks to amend the permission by way of the following;

- To include a decorative brick detail above all ground floor openings.
- To increase the height of the dwelling by 340mm and eaves by approximately 225mm.
- To increase the porch depth by a maximum of 0.5m.

RELEVANT SITE HISTORY

EG/63/18/HH	2no. front extensions, new roof to include accommodation at first floor level & internal alterations throughout.	ApproveConditionally 08-11-18
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REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

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

CONSULTATIONS

Engineering Services Manager
Southern Water Planning
Engineers (Drainage)

CONSULTATION RESPONSES RECEIVED:

Southern Water - Requested a standard informative is included.

Drainage- Request a pre commencement condition is included relating to surface water drainage. This has been agreed with the applicant.

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
DSP1	D SP1 Design

[Bersted Neighbourhood Plan 2014 Policy ES5](#) Building 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. 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 proposal complies with this policy.

The previous permission was approved in November 2018. It is therefore not considered relevant to consider the approved items afresh and therefore this report will only assess the changes to the approved permission namely.

- The brick detail above ground floor openings.
- The increase in height
- The enlarged porch area.

The site is occupied by a detached bungalow.

DESIGN AND VISUAL AMENITY

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

The proposal appears subservient to the host dwelling with the alterations of a modest scale.

The surrounding properties are of a mixed design and style and therefore the addition of brick detailing above the ground floor openings is not considered to appear out keeping with the area.

The porch whilst it will increase in depth slightly does not come forward of the principal elevation and retains 3.35m to the front elevation.

The development is not considered to adversely impact upon the spatial pattern or character of the area and accord with DDM1 and DDM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The development seeks to increase the depth of the porch to the front elevation however this will be modest in size with an increase of a maximum of 0.5m. Due to its siting behind the two front extensions the increase in depth is not considered to appear overbearing or give rise to any overshadowing.

The application also seeks an increase to the height of the dwelling additional to that which was approved in EG/63/18/HH. It will increase by approximately 340mm with eaves height increasing by approx. 1 brick (225mm) to allow for the brick detailing. It is however not considered that the increase in height will be such that it will give rise to any additional adverse overbearing or overshadowing impacts upon neighbouring properties as a result.

It is not considered that the alterations proposed would result in adverse harm upon the neighbouring amenity by way of overshadowing, overbearing or overlooking 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 Plans, Block and Roof Plan - 18087-02 Rev A
 - Design and Visual Amenity - November 18

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 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, 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: 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.