

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

REF NO: F/13/21/HH

LOCATION: 43 Johnson Way
Ford
BN18 0TD

PROPOSAL: Erection of single storey side extension following the demolition of existing conservatory

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The proposal seek to remove an existing conservatory and construct a single storey side extension.

REPRESENTATIONS

Ford Parish Council provided no response.

No representation received from nearby occupiers.

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

None

POLICY CONTEXT

Built up area boundary

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
DSP1	D SP1 Design
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
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CONCLUSIONS

PRINCIPLE

The key policies considered are D DM1 and D DM4 of the Arun Local Plan.

Ford has a made Neighbourhood Plan with policy BUA1 and H1 of relevance to the application. The proposal complies with these policies.

DESIGN AND VISUAL AMENITY

The proposal is situated to the rear of the property and will not be visible from the wider area.

There is an existing conservatory which runs along the rear elevation with a depth of 3m. This will be removed and a side extension will be constructed which infills the northern elevation.

The extension is modest in size, with a depth of 2m, meeting with the original rear elevation of the property. It will have a width of 2.7m meeting with the side elevation and will have a sloping roof.

Section M of the Design Guide states 'Extensions should respond to and complement the existing character and appearance'. 'Scale, massing and positioning of extensions should be visually subservient to the existing property. The proposal complies with this, being appropriate in scale.

With no viewpoints from the wider area and with the addition minor in size, the proposal will not result in harm upon the appearance of the street scene and accord with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The extension will have a depth of 2m and a width of 2.7m infilling the rear northern side of the dwelling. There will be a maximum of height of 3.6m with an eaves height to 2.4m. Due to the location of the extension, it is not considered to appear overbearing or overshadowing.

To the north of the property sits the rear gardens of the properties in Mustang Close. As such there is sufficient separation to ensure there is no adverse impact as a result of the development. The extension is not visible from the neighbours properties to the south.

There will be one window facing west which will overlook the garden of the host dwelling.

Due to the modest size of the extension, it will not result in adverse harm upon neighbouring amenity and accord with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to comply with relevant development plan policies and as such is recommended for approval subject to the following conditions and informatives.

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
- Location Plan
 - Block Plan
 - Elevations - 2021066/PL/1
 - Floor Plan - 2021066/PL/2

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 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.