

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

REF NO: F/30/25/HH

LOCATION: 5 Barge Close
Yapton
BN18 0FX

PROPOSAL: Installation of rear conservatory.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Ford Parish Council - No response received.

No representation received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

The rear part of the application site is located within Lidsey Treatment Catchment Area.

DEVELOPMENT PLAN POLICIES

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

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions and alter to exist builds (res and non-res)
WDM1	W DM1 Water supply and quality
WDM3	W DM3 Sustainable Urban Drainage Systems

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

DESIGN AND VISUAL AMENITY

The site contains a two storey terraced dwelling along Barge Close. This application seeks planning

permission for a single storey conservatory extension to the rear elevation measuring 2.5m in depth, 4.1m in depth, with an eaves height of 2.1m, and maximum height of 2.6m. Fenestration is proposed within the rear and side elevations. The proposed materials would be fenestration in white PVCu. The extension would not be visible from the street scene.

The proposed conservatory extension is in accordance with the Arun Design Guide (ADG) which states that the scale, massing, and positioning of extensions should be visually subservient to the existing property in order to ensure that the latter remains the dominant form. Single storey rear extensions to terraced dwellings with a depth of up to 3m are generally acceptable. The proposed conservatory would be of a design, form and scale which would be a subservient addition to the host dwelling, and it would comply with the guidance depth outlined within the ADG. As such, the proposed conservatory would not result in harm to the character or appearance of the street scene or wider area.

The proposed conservatory extension would not result in any harm upon the character of the host dwelling or street scene and is in accordance with Arun Local Plan policies D DM1 and D DM4 and the ADG.

NEIGHBOURING RESIDENTIAL AMENITY

The application site has neighbouring dwellings to both sides. The conservatory extension would be single storey, and it would be set in 0.3m from both side boundaries and 9m from the rear boundary. The conservatory would extend beyond the existing rear elevation of the south side neighbouring dwelling by 0.7m as this dwelling is set further back in its plot when compared with the host dwelling. To the north side, the conservatory would extend 2.5m beyond the rear elevation of this neighbour. Given the distance between the proposed extension and neighbouring properties, and the height and depth of the proposed conservatory, it would not result in any overshadowing or overbearing effects. The conservatory would contain a large amount of glass. Given the ground floor siting of the fenestration and the relationship between the conservatory and neighbouring properties, the proposal would not result in overlooking of nearby properties or gardens.

The proposal is in accordance with policies accordance with Arun Local Plan policies D DM1 and D DM4 in that it would not result in adverse overshadowing, overlooking or overbearing effects on neighbouring properties.

LIDSEY TREATMENT CATCHMENT AREA

The rearmost part of the application site is located within the Lidsey Treatment Catchment Area. The extension itself is not within the Lidsey Treatment Catchment Area. Given the limited increase in impermeable floor area, the works would not increase the risk of flooding within the Lidsey Treatment Catchment Area.

The development would not increase the risk of foul sewer flooding therefore, the proposal is in accordance with Arun Local Plan policies W DM1 and W DM3.

SUMMARY

The proposed development is in accordance with the 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

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.

CIL DETAILS

This application is CIL liable.

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
- Proposed Plan and Elevations

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

- 3 Based on the information available, this permission is exempt from the requirement to provide a biodiversity gain plan under Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990. The following exemption applies:

This planning permission is for development which is a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Reason: In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).

- 4 **INFORMATIVE:** Statement pursuant to Article 35 of the Town and Country Planning

(Development Management Procedure) (England) Order 2015 (as amended). 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 NPPF.