

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

REF NO: M/96/21/HH

LOCATION: 20 Elm Drive
Elmer
PO22 6JE

PROPOSAL: Single storey front extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

This application seeks to construct a single storey front extension. The materials used will be similar to those on the host dwelling. Walls will be marley cedar cement boarding and the roof will be tiles and felt. The windows and doors will both be UPVC.

The extension will be 3.88m to the northern boundary, 5.04m to the east and 0.55m to the south.

At the south the extension has a height of 3.56m and length of 2.87m, there is one new window which is on the host dwelling. At the front the extension has a height of 3.51m and length of 6.4m, there is one door and two windows here. At the north the height of the extension is 3.51m and length of 3.09m.

REPRESENTATIONS

No objection from Parish Council.
No representations 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
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
DSP1	D SP1 Design

PLANNING POLICY GUIDANCE:

NPPDG	National Design Guide
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS**PRINCIPLE**

In this case, the key policies are D DM1 and D DM4 of the Arun Local Plan.

Policy D DM1 sets out 13 design aspects of which applications should be assessed against. These include: Character, Appearance, Impact, Innovation, Adaptability, Crime Prevention, Trees, Public realm, Layout, Public Art, Density and Scale.

Policy D DM4 sets out criteria for which applications relating to extensions and alterations of existing buildings must be assessed against. They generally seek to minimise the impact of the proposal on the character of the host dwelling, its neighbours and the locality.

There is no neighbourhood plan for this application because Middleton Parish Council has no Neighbourhood Plan. Further guidance from the Arun Design Guide is relevant and referred to below.

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DESIGN AND VISUAL AMENITY

The proposal will be to the front and will be visible to the street scene and the wider area, so will have an impact on the character and appearance of the area. Although the proposal will be visible in the street scene, due to the use of similar materials used on the proposal and size of the extension, the proposal will not have an adverse affect on Elm Drive.

This development matches the host dwelling with the addition of boarding, these materials are all of good design. The extension appears subservient to, and well integrated with the dwelling.

J.01 of the Arun Design Guide outlines that built form and character varies considerably throughout the Arun District as a whole and in the settlement character areas identified in section C.06 of the design guide. Section M, refers to householder extensions and states extensions should respond to and complement the existing character and appearance of the building and wider townscape in terms of scale, massing. It is considered this is achieved, with the addition appearing well integrated and sympathetic in design to the host dwelling and complies with policy and the guide.

The proposal does not result in an adverse appearance on the street scene, or result in a harmful impact upon the host dwelling, and accords with D DM1, D DM4(a), (b) and (e) of the Arun Local Plan

RESIDENTIAL AMENITY

This proposal doesn't have a significant impact on neighbours due to it's position away from the boundary. Boundaries range from 5.04m at the front to 0.55m at the side (south).

Although the boundary at the south is much smaller, the extension will not result in overlooking or overbearing impacts to the neighbours at the side. There will be a window at this elevation, but this is on the host dwelling, as a result the extension will not have any harmful impacts.

There is a door and windows at the front elevation, this will replace the windows and door currently at the front. These openings will not result in any overlooking impacts due to the single storey nature.

The development is in accordance with D DM1(3) and D DM4(c) of the Arun Local Plan.

SUMMARY

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

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 and proposed floor plans and elevations. Sheet 1 of 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 The materials and finishes of the external walls and roof of the building hereby permitted shall

match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policies D DM1 of the Arun Local Plan.

- 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.