

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

REF NO: PO/15/21/HH

LOCATION: 2 Arundel Road
Poling
BN18 9PW

PROPOSAL: Erection of two storey side extension following the demolition of existing single storey side extension and front porch.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION This proposal seeks to build a two storey side extension to replace an existing extension and front porch.

RELEVANT SITE HISTORY

PO/2/94	Double garage	ApproveConditionally 27-05-94
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REPRESENTATIONS

Poling Parish Council - No response.

No representation received from nearby occupiers

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
Outside Built-Up Area Boundary
CIL Charging Zone 3

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:

NPPF National Planning Policy Framework
 NPPG National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13 Arun District Design Guide (SPD) January 2021

CONCLUSIONS

PRINCIPLE

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

As Poling Parish Council has no Neighbourhood Plan or Design Guide, Part M and general criteria set out in the Arun Design Guide are instead considered.

DESIGN AND VISUAL AMENITY

The proposal is located to the side of the property and will be visible from the street scene. It is a substantial development, and will considerably alter the appearance of the property.

The extension is two storey, with a depth of 11m and width of 5.4m. It incorporates a hip roof, following the same pitch and style as of the existing. The proposal maintains the established building lines, but does extend from the footings of the existing extension by around 2m to the side and 1.3m to the front, to line up with the current front porch (set to be demolished). This causes a protrusion to the front elevation and alters the building line of the property. Arundel Road is comprised mainly of symmetrical pairs of 1930s-1950s semi-detached houses, the majority of which follow similar design styles and appearances. A number of the properties feature two storey extensions to the side, similar to the works proposed in this application. These vary in size, but generally do not protrude past the front elevation of the original building. Due to its protrusion, the proposal may appear unbalanced with its attached neighbour. However, as the extension itself appears relatively subservient to the existing, in terms of roof and elevational design, and is well integrated, the impact upon the appearance and character of the two properties will not be unduly harmful. The materials used will match that of the existing, helping to ensure the proposal has no adverse harm on visual amenity. Taking into account the existing works made to neighbouring properties, in the context of its surroundings, the proposal does not detrimentally impact the composition or rhythm of the street scene and is generally in keeping with the character of the area.

Arun Design Guide Part M states that extensions should take a simple and unobtrusive form which does not overpower the existing or neighbouring properties. For front and side extensions, the scheme should maintain established building lines, not disrupt the existing composition of the street in terms of rhythm or building line, maintain and enhance front garden spaces, respond to existing building design in terms of roof pitch and use complementary and integrated materials and elevational design. The proposal respects these criteria, integrating roof pitch, style and materiality with the existing. Despite its size and protrusion from the building line, it does not unacceptably overpower its context or detrimentally disrupt the composition of the street. Therefore the proposal complies with Part M.

Although able to be viewed from the street scene, the proposal is not considered to result in adverse harm upon the character of the area and is in accord with D DM1 and D DM4 of the Arun Local Plan. It also complies with criteria set out in Part M of the Arun Design Guide.

RESIDENTIAL AMENITY

The proposal is two storey, and extends to the side and front of the property. The existing roof height of 8m is retained, with extended parts of the roof to the front and rear having a slightly lower height of 7.3m. The eaves match that of the original, at a height of around 4.7m. The building retains a distance of 7m to the front (north), 21m to the rear (south) and 1.2m to the side (west) boundary. It is a large extension,

and is at risk of overshadowing neighbouring properties to the west. However, by retaining a distance of 1.2m and meeting the 70 degree rule set by the Design Guide for side extensions, the proposal is considered to be in accord with D DM4 and will not result in unacceptable overbearing or overshadowing.

The extension features a window and new front access door with side lights to the front, two windows and a door to the side, and a set of windows and doors to the rear. It additionally features the removal of the existing front door and installation of new first floor window to the original front elevation. The features to the front and rear do not overlook or overshadow any neighbouring properties and have minimal impact on residential amenity. The windows and door to the side overlooks the east wall of No.3 Arundel Road, which exhibits a window on both the ground and first floor. Although directly facing, the privacy of the neighbouring property is respected, with the first floor window of the proposal being glazed. Visibility of the property is therefore restricted, and overlooking from the ground floor will be limited by the fence that sits on the boundary. Considering this, along with their scale, these features will not have a detrimental impact on the neighbouring property and will not result in adverse overlooking, overbearing or overshadowing.

Part M of the Arun Design Guide states that extensions should not negatively impact, and instead protect, neighbouring amenity in terms of privacy and overshadowing, considering the positioning of neighbouring buildings, and respond to existing elevations through the size and positioning of doors and windows. The proposal, being two storey, is large and poses a potential overbearing impact on its context. Despite this, it is respectful to the privacy of the neighbouring properties, retaining a sufficient distance from boundaries, and exhibits no features that will have adverse harm on residential amenity. The proposal is considered to be in accord with Part M.

The proposal is in accordance with D DM1 and D DM4 of the Arun Local Plan and will not be unduly harmful to residential amenity. It also complies with Part M of the Arun Design Guide.

PARKING

The proposal includes the demolition of an existing garage which reduces the number of potential parking spaces on site. Parking on site is still possible to the front of the property; the development therefore having no materially adverse impact on highways.

SUMMARY

The proposed development is deemed to accord 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.

CIL DETAILS

This application is not 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 and Block Plan 12104.01
 - Existing Ground and First Floor Plans 12104.02, 12104.03
 - Existing Elevations 12104.04
 - Proposed Ground and First Floor Plans 12104.05B, 12104.06B
 - Proposed Elevations 12104.07B
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 bathroom window on the west elevation of the building shall be glazed with obscured glass.

Reason: To protect the amenities and privacy of the adjoining property 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.