

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

REF NO: R/242/21/HH

LOCATION: 9 Angmering Lane
East Preston
BN16 2TA

PROPOSAL: Erection of single storey rear extension and external alterations

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION Single storey flat roofed rear extension measuring approximately 7.4m in width by 3.3m in depth. A number of other minor external alterations are proposed.

RELEVANT SITE HISTORY

R/20/98	First floor extension and alterations	ApproveConditionally 27-03-98
R/30/92	Extension to existing garage and new glazed roof structure to swimming pool	ApproveConditionally 25-03-92

REPRESENTATIONS

Parish Council - No objection.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
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)

[Angmering Neighbourhood Plan 2014 POLICY HD4](#) Materials

Angmering Neighbourhood Plan 2014 POLICY HD5 Built Form

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**

Policy D DM1 sets out 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 existing host dwelling, its neighbours and the character of area.

Policy HD4 of the Angmering Neighbourhood Development (ANP) plan states that developments, extensions and renovations requiring planning permission that, by virtue of their materials, are clearly inharmonious with the immediate surrounding area will generally be refused.

Policy HD5 on the Angmering Neighbourhood Development Plan states that developments must properly demonstrate how they have considered the impact of the proposed built form on their surroundings. It also states that new developments must pay particular attention to integration with both the character of nearby development as well as its landscape setting and new development must not adversely impact upon the landscape setting or views into or out of the South Downs National Park.

Arun recently adopted a Design Guide which provides detailed guidance that will help raise design standards across the District. Developments should respond to the distinctiveness and characteristics of their surroundings in terms of scale massing and materials, protect the amenities of occupants and neighbours and seek to minimise energy consumption and improve environmental performance. In this instance, a rear extension should also not negatively impact adjoining properties in terms of privacy and overshadowing and preserve rear amenity space to at least 10.5m in depth.

DESIGN AND VISUAL AMENITY

The proposal is for a single storey rear extension to west elevation of dwelling, Due to siting at rear of property, in between two previous extensions, it will not be visible from street scene or wider area so will not cause harm to street scene or character of area and will comply with policy D DM1 of the Arun Local Plan and Policy HD5 of the Angmering Neighbourhood Development.

The proposed extension will have a flat roof design with a lantern light centrally located within the roof and being at single storey, is visually subservient to existing dwelling. The proposal will have a width of approximately 7.4mm and a depth of approximately 3.3m. The extension will not encroach on the side building lines created by the existing dwelling.

It is proposed to alter the materials to the whole dwelling from brown tiles and red brick to a more modern grey roof tile with white rendered walls, the design also introduces elements of timber cladding. The Estate is characterised by many larger properties on big plots with mature gardens, which have been individually designed any have many differing styles and material choices. It is therefore considered that

the proposed changes to the external details of the host dwelling will not be incongruent in the street scene. The proposed extension has been designed to match the new styling.

Having regard to the design and visual amenity, the proposal is deemed to accord with D DM1 and D DM4 of the Arun Local Plan, Part M Arun Design Guide and policies HD4 and HD5 of the ANP.

RESIDENTIAL AMENITY

Design guidance states that rear extensions on detached houses, impacts on neighbouring amenity in terms of privacy and overshadowing can often be avoided by keeping single storey extensions within a 45-degree line taken from the edge of the nearest ground and first floor windows of habitable rooms in the neighbouring property. The extension will pass this 45 degree test so is acceptable.

The extension is centrally located within the plot and a good length of rear garden will be retained above design guidance recommended levels.

The proposed fenestration will face towards the rear private amenity space of the host dwelling as such it will only achieve views already obtainable from the host dwelling.

It is therefore considered by virtue of not being overbearing, overshadowing and overlooking that the proposed extensions accords with policy D DM4 (c) of the Arun Local Plan and Part M of the Arun Design Guide.

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

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 CIL Liable therefore developer contributions towards infrastructure will be required (dependant on any exemptions or relief that may apply)

RECOMMENDATION**APPROVE CONDITIONALLY**

- 1 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.
- 2 The development hereby approved shall be carried out in accordance with the following approved plans;
 - A 05 Location Plan
 - A 04 Proposed Elevation
 - A 02 Proposed Floor Plans

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 and D DM4 of the Arun Local Plan, Part M of the Arun Design Guide and policy HD4 and HD5 of the Angmering Neighbourhood Plan.
- 3 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).