

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

REF NO: Y/134/21/HH

LOCATION: 3 Cherry Avenue
Yapton
BN18 0LB

PROPOSAL: Single storey, part two storey rear extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposal seeks to construct a part single and two storey extension.
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REPRESENTATIONS

Yapton Parish Council provided no objection.

No representation received from nearby occupiers.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

Drainage - Apply standard drainage condition.

Comments noted. An extension up to this depth could be constructed under permitted development and therefore the condition is not considered necessary.

POLICY CONTEXT

Built up area boundary
Lidsey Treatment Catchment.

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

[Yapton neighbourhood plan 2014 Policy BB1](#) Built-up Area Boundary

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

CONCLUSIONS

PRINCIPLE

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

Yapton has a made Neighbourhood Plan with policy BB1 of relevance. The proposal complies with this being located within the BUAB. Yapton has an emerging plan which has reached Reg 16.

DESIGN AND VISUAL AMENITY

The extension is located to the rear of the detached dwelling and is not visible from the wider area. The addition will be two storey reducing to single storey to the southern side.

The extension is well integrated and sympathetic in design to the dwelling, matching the roof design which features a cat slide roof to the south western side. The eaves match that of the host dwelling although the ridge will be set below that of the main dwelling and as such it appears a subservient addition.

Materials will also match existing which include facing brickwork and interlocking tiles which helps to ensure the addition appears appropriate and in keeping with the appearance of the surrounding area.

The Arun Design Guide states '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, with extensions of over 50% of existing floorspace unlikely to be considered acceptable'. 'Respond to and complement the existing character and appearance of the building and wider townscape in terms of scale, massing, materials, openings and roof form. The proposal is considered to comply with this, being appropriate in scale to that of the host dwelling. The design responds to the host dwelling with the roof form being integrated with that of the main dwelling.

Due to the design and with no viewpoints from the wider area, the proposal will not result in adverse harm upon the appearance or character of the area and street scene and accords with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The extension will have a depth of 4m and run along the full rear elevation. This will consist of around 7.7m at two storey and 1.75m at single storey.

Due to the siting of the neighbour to the north east at No.5, this will likely have views of the extension however with a cat slide roof to the northern side, the height of the extension is set lower and will extend in line with the host dwelling forming a hip. This is set in from the boundary by 4.1m and due to its design and location it will not result in adverse overbearing or overshadowing.

The dwelling and extension runs in line with the southern boundary, although the extension will reduce to single storey to this elevation with a maximum height of 3.2m. There is sufficient boundary treatment to this elevation featuring fencing and hedging to around 3m in height. As a result the extension will not be visible from the neighbouring side and will not result in adverse harm.

There will be an additional window to the first floor south western side elevation. This will serve a bedroom. This does have potential for overlooking upon the garden of No.1 although the plan demonstrates this will be at a high level and obscured glazed to ensure no overlooking views are available. There will also be a first floor window to the rear elevation. With 16m retained to the rear

boundary, views are not considered additional to that which are already achieved from existing rear windows. To the ground floor there will be fold doors which will overlook the garden of the host dwelling.

Due to the design and siting of the development, it will not result in adverse harm by way of overlooking, overshadowing or overbearing 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/Block Plan - SL-27
 - Proposed Elevations - SL-31B
 - Proposed Plans - SL-30

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 first floor window on the south western elevation of the building shall at all times be glazed with obscured glass and only openable at a high level, at least 1.7m above finished floor level.

Reasons In the interests of the amenities of the occupants of nearby properties in accordance with policies D DM1 of the Arun District 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.