

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

REF NO: Y/151/21/HH

LOCATION: 47 Goodhew Close
Burndell
Yapton
BN18 0JA

PROPOSAL: Erection of single storey rear extension and installation of 1 x front dormer over existing garage.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION This application seeks to build a single storey extension to the rear of the property, with the installation of one front dormer over the existing garage.

RELEVANT SITE HISTORY

Y/74/14/HH	Front extension.	ApproveConditionally 28-10-14
Y/7/87	First floor extension over existing single storey garage to provide additional domestic bedroom	ApproveConditionally 13-04-87

REPRESENTATIONS

Yapton Parish Council provided no objection.

No representation received from nearby occupiers.

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

ADC Drainage - Given the scale of the development and based on the assumption that the increase in impermeable area may be considered equivalent to what may be achieved as permitted development, the documents supplied as part of this application have not been assessed.

POLICY CONTEXT

Designation applicable to site:

Built Up Area Boundary
 Lidsey Treatment Catchment
 WSCC Mineral Consultation Area
 CIL Charging Zone 2

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:

SPD13	Arun District Design Guide (SPD) January 2021
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CONCLUSIONS

PRINCIPLE

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

Yapton has a made Neighbourhood Plan with policy BB1 of relevance to the application. The proposal complies being located within the built up area boundary.

DESIGN AND VISUAL AMENITY

The proposal is visible from the wider area with the dormer located to the front elevation.

The extension is not visibly located to the rear elevation, although being modest in size at 1.6m in depth is acceptable.

The host property is a semi detached dwelling and features a single storey flat roof garage which is attached to the dwelling. The proposed seeks to alter the roof of the garage which will form low pitch to enable a dormer to be constructed above.

The dormer appears appropriate in scale and does not appear unduly dominant on the front elevation. The dormer will have a pitched roof which extends just above the eaves and as such appears a subservient addition ,set back from the ridge of the dwelling.

There are examples of front dormers in the street scene with No 48 similar in design to that proposed and the development would not result in the dwelling appearing out of character with the area.

The Arun Design Guide states ' Dormer should be a minor incident in the roof plane and made of sympathetic to the existing or original building materials' and 'are located symmetrically and centrally on a roof, without being overly dominant or out of proportion and/or style to the original structure'. ' Favours small scale dormer windows with pitched roofs over large, flat box-shaped designs'. The proposal is considered to comply with this, being acceptable in proportion and design to the host dwelling. Materials will match existing which helps to ensure the dormer will appear well integrated with the dwelling.

The proposal is not considered to result in harm upon the appearance of the street scene or character of the area and accords with D DM1 and D DM4 of the Arun Local Plan and the Arun Design Guide.

RESIDENTIAL AMENITY

The extension will run along the rear elevation and is modest in size with a depth of 1.6m. It will have a lean to roof with a height of 3.25m which reduces to an eaves height of 2.6m. Due to the size of the extension, it is not considered to result in overbearing or overshadowing and does not intersect a 45 degree angle from the closest windows of neighbouring properties. Due to its dimensions it also likely falls under permitted development.

The dormer to the front will have a depth of 2.5m, a length of 3.3m and a height of 3.1m. This will be set in from the eastern boundary by approximately 0.3m. There is a window to the neighbouring side and the dormer will slightly intersect a 45 degree angle when drawn from the centre of the window. However this is very minor and is not considered to result in significant harm by way of overbearing.

There are two front facing windows which will be replaced with one serving the dormer. This will overlook the street scene and is not considered to result in views additional to that which can already be achieved.

The proposed development is not considered to result in significant harm upon neighbouring amenity and accords with D DM1 and D DM4 of the Arun Local Plan.

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.

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
 - Elevations - PL/1
 - Floor and Roof Plan - PL/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.