

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

REF NO: Y/153/20/HH

LOCATION: Clyde Cottage
Bilsham Road
Yapton
BN18 0JG

PROPOSAL: Rear extension to cottage with associated works to form first floor over existing.

SITE AND SURROUNDINGS**DESCRIPTION OF APPLICATION**

The application seeks to construct a first floor rear extension over the existing rear projection and perform alterations to the dwelling to accommodate for this extension. This includes alterations to the form of the roof.

REPRESENTATIONS

Yapton Parish Council - No objection.

No representations received from occupiers of nearby dwellings.

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

The Council's Drainage Engineer - No objection.

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)
DSP1	D SP1 Design

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

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 deemed to be D DM1 and D DM4 of the Arun Local Plan. Additionally, Policy BB1 of the Yapton Neighbourhood Development 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.

DESIGN AND VISUAL AMENITY

Due to the siting of the proposed development, there will be few views of the rear element of the extension visible from the street scene of Portland Head. However, due to the proximity of Belmont Terrace to the rear, there may be views of the extension when within the parking area which abuts the Northern boundary of the property. The proposed extension, and the alterations in order to accommodate for these are considered to result in a change in appearance of the host dwelling, however, the alterations are necessary in order to ensure that the extension does not appear at odds with the built form of the host dwelling. The alterations are considered to allow the extension to appear visually unified with the host dwelling.

Furthermore, in that the proposed extensions align elements of the host dwelling with those of the neighbouring dwelling. As such, the proposed development will likely allow the host dwelling to appear well integrated with the terrace of dwelling, and therefore have no harmful impact upon the character of the locality despite the increase in height of the roof of the host dwelling.

The proposed development is considered to be in accordance with D DM1, D DM4(a) and (b) of the Arun Local Plan.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed development is not considered to result in any significantly harmful overbearing or overshadowing impact upon the occupiers of neighbouring dwellings. This is because whilst the proposal will result in an increase in scale of the host dwelling, it brings the rear face of the first floor, and the slopes of the roof to those of the adjoining property. As such, it would not be considered to result in any significantly harmful impact upon neighbouring occupiers to either side, and the built form does not project beyond the established built form in this area. With regard for potential for loss of privacy to occupiers of neighbouring dwellings, the proposal is not considered to result in any change in views when compared to those from the host dwelling at current.

The proposed development is considered to be in accordance with D DM1(3) and D DM4(c) 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.

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

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 & Site Plan - 202061-03 - Rev. B - December 2020
- Proposed Plans - 202061-02 - Rev. A - December 2020

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 **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.