

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

REF NO: Y/35/21/HH

LOCATION: 35 Park Drive
Yapton
BN18 0JF

PROPOSAL: Proposed single storey rear extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This application seeks planning consent for single storey rear extension. The application site is two storey semi-detached dwelling located on the Park Drive within predominately residential area. The proposed extension measures 3.93m in depth, 6.51m width and 2.85m high approx with flat roof.
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REPRESENTATIONS

No letters of representation received from the adjoining properties.

Parish Council: No objection

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

Engineers Drainage: The applicant commissioned site investigations and a surface water drainage design to be submitted as part of the initial application to the drainage team. The drawings for the surface drainage has approved.

POLICY CONTEXT

Designation applicable to site:
Built up 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:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS**PRINCIPLE**

The key policies considered are D DM1, D DM4 and TSP1 of the Arun Local Plan. Yapton has a 'made' neighbourhood Plan with policy BB1 of relevance to the application. The proposal complies with this policy.

VISUAL AMENITY

The proposal complies with part M of the Design Guide in term of its design and visual appearance. The proposed extension external appearance would match the host dwelling. The proposed rear extension is not considered to be out of character or detrimental to the street scene. The development accords with D DM1, D DM4, SP1 of the Arun Local Plan.

RESIDENTIAL AMENITY

The depth of the extension conflicts with the Design Guidance part M; however similar extension could be built under the provisions of the permitted development. Due to the PD fall-back position, proposal does not warrant refusal. The adjoining property No 35 benefits from wide garden area and height of the extension is limited to 2.85m; therefore the proposed extension would not cause significant impact on the adjoining property in terms of loss of light or outlook.

In relation to No 33 the proposed extension is set in from the boundary and it is not considered to be detrimental to the residential amenity. Overall the proposal is not considered to have significant impact on the adjoining properties in terms of loss of light or outlook. No window openings are proposed in the side elevation, therefore proposal does not result in loss of privacy.

The development is not considered to harm neighbouring amenity by way of overbearing, overshadowing or overlooking and accord with D DM1, DM4 and DSP1 of the Arun Local Plan.

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

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:
Site & Block Plan: 2A
Existing and Proposed elevation and Floor plans: 1B
Surface drainage drawing numbers: MGS-Y/35/21/-rev03 & MGS-Y/35/21/-rev03

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy 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.