

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

REF NO: Y/54/22/HH

LOCATION: 14 Park Road
Yapton
BN18 0JE

PROPOSAL: Erection of two storey side extension following demolition of existing garage.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a two storey side extension following the demolition of an attached garage.
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REPRESENTATIONS

Yapton Parish Council provided no objection.

No representation received from nearby occupiers.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

ADC DRAINAGE - Given the scale and the assumption it is permitted development there are no conditions to request.

POLICY CONTEXT

Built up area boundary.

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
DSP1	D SP1 Design
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)

[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 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 being with built up area boundary.

DESIGN AND VISUAL AMENITY

The proposal is to the side of the property and is highly visible from the wider area due to its position in the street scene.

The property is semi-detached with attached garage. The garage will be replaced with a two-storey side extension. The proposal is angled, increasing in width as it extends along the boundary and does sit beyond the development line when looking north from Park Drive. However, it does not extend beyond the principal elevation with the extension solely to the side. The angled nature increases its visual dominance although it is largely in scale with the property.

The extension will have a hipped roof in keeping with the pair of dwellings and that of the roof designs in the area.

The scheme would retain the garage to the ground floor which is similar in appearance to neighbouring properties. There are examples within the street scene of other extensions and first floor garage extensions, and the proposal is not out of character with various design styles present in the vicinity.

The Arun Design Guide states 'No side extension should have a frontage greater than 70% of the original building's frontage'. 'Set back from the front of the house in order to play a subservient role'. 'Extensions should also in most cases be set down from the existing roof ridge height by a minimum of 0.5 metres'. 'Extensions must not close important gaps in the street scene by leading to a terracing effect or remove existing external access from front to back gardens'. The proposal is not set back, nor set down from the ridge height in conflict with the guidance. It does however retain 1m separation and access to the rear garden. The frontage is less than 70% of the main house and complies in part.

Whilst the proposal will result in some additional bulk to the side of the dwelling, it does not result in an unacceptable harmful impact upon the appearance of the property within the street scene and therefore complies with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The two-storey extension will increase in width as it angles along the boundary. This would have a maximum width of 2.25m. This retains 1m to the southern boundary.

Due to its siting in relation to neighbouring properties, the development will result in some minor overbearing and overshadowing upon No.2, however, this is not significant due to the siting of the neighbouring windows to the north, and due to the position of the extension which is set further forward ensuring sufficient separation is retained.

Two windows are proposed to the ground floor serving a utility and garage and at ground floor will not result in overlooking with a fence along the boundary. Two windows are proposed at first floor serving a bathroom and a bedroom. These replace 2 existing windows although they may provide some additional views as a result of the rooms they serve, previously being a landing. However, due to their positioning to the side elevation it will not provide views into the neighbouring first floor window or over the garden

when looking at a 45-degree angle and will not result in unacceptable overlooking.

There will be an additional rear facing window which will serve a bathroom and it is likely the window will be obscured. It will however provide views similar to that which are achievable from the existing rear facing window.

Due to the shape of the site, the extension will not result in harm upon the rear and will not be visible from 12 Park Road.

The proposal will not result in adverse harm upon amenity by way of overlooking, overshadowing, or overbearing in compliance with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The development complies with relevant development plan policies and 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 - PL-01 Rev A
- Block Plan - PL-02 Rev A
- Proposed Plans and Elevations - PL-03

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.