

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

REF NO: Y/66/20/HH

LOCATION: 4 Lambs Cottages
 Bilsham Road
 Yapton
 BN18 0JN

PROPOSAL: Single storey rear extension including demolition of existing extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The proposal seeks to construct a single storey rear extension.

REPRESENTATIONS

Yapton Parish Council provided no objection

No representation received from nearby occupiers.

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

Engineers (Drainage) - Given the scale and assumption it is likely to fall under 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
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 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 with this policy.

DESIGN AND VISUAL AMENITY

The proposal is situated to the rear of the dwelling, however the side elevation of the dwelling runs alongside Bilsham Road and therefore some elements of the development will be visible above the existing boundary wall.

The extension is of relatively contemporary design featuring a black brick feature to the part of the extension and a timber brise-soleil to the north eastern elevation.

The extension at single storey appears subservient and the brick of the extension predominately matches that of the host dwelling.

The surrounding properties have been constructed to match the host dwelling, however with the development to the rear, it is not considered to result in the dwelling appearing out of character with the area.

Due to the siting of the development, the proposal is not considered to adversely impact upon the spatial pattern or character of the area and accord with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

There is currently a small addition to the centre of the rear elevation however this will be removed. The extension will then run along the full rear elevation of the dwelling.

The extension will have a depth of between around 4.5m and 5.5m as it increases in depth to the north western boundary which fronts the road. However the wall of the addition to the south eastern side extends an additional 1.6m forming a surrounding/parapet wall and therefore the total depth of the wall along this elevation will be around 6.2m. The height of the extension will be 2.95m.

Due to the design of the extension, it is relatively large in depth however it is not considered to give rise to adverse overshadowing or overbearing impacts in which a refusal would be justified. This is due to modest height. Also, due to the design of the properties, with the rear of the garage located to the boundaries, the closest ground floor window of No5 is located approximately 3.85m from the boundary and is not considered to be adversely impacted by the 45 degree rule. There is also a structure to the boundary at the neighbouring property.

An extension could also be constructed up this depth up to 6m with prior approval with no objections from the neighbours and with no representation received, the development is considered acceptable.

There will also be a larger brick feature wall which will have a maximum height of 3.5m. This however only forms a small part of the extension and is situated around 5.6m from the boundary fencing which is considered an acceptable distance from the boundary to the nearest neighbour and as such this element is not considered to appear adversely overbearing or overshadowing.

To the north western elevation there will also be a sun trap feature to a height of around 2.95m which is visible above the boundary wall fronting Bilsham Road however, with it an open structure and with no neighbours to this elevation, it is not considered to give rise to adverse impacts.

There will be bi fold doors to the rear however views are not considered to increase from that which are already achievable.

The proposed development is deemed to accord 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
 - Site/Location Block Plan - 001_03A
 - Site Location Plan - 001_03
 - Proposed Plans - 001_10
 - Proposed Elevations - 001_20
 - Site Plan - 001_11
 - Supporting Statement

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.