

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

REF NO: Y/66/22/HH

LOCATION: 29 West View Drive
Yapton
BN18 0JR

PROPOSAL: Erection of single storey front extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION This application seeks to construct a single storey front extension.

RELEVANT SITE HISTORY

Y/6/93	Roof extension to form additional rooms	ApproveConditionally 23-04-93
Y/9/89	Extension to provide two new bedrooms	ApproveConditionally 20-02-89
Y/16/67	Covered Way	ApproveConditionally 10-05-67

REPRESENTATIONS

Yapton Parish Council - No Objection.

No representation received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built Up Area Boundary
Lidsey Treatment Catchment
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 are D DM1 and D DM4 of the Arun Local Plan, and guidance set by the Arun Design Guide.

Yapton has a 'made' Neighbourhood Plan of which Policy BB1 is relevant. The proposal complies with this policy being with built up area boundary.

DESIGN AND VISUAL AMENITY

The proposal is to the front of the property and will be visible from the wider area.

The extension will replace a porch to the front elevation. It will retain the existing footprint, measuring approximately 2.25m wide and 2.96m deep, and line up with the established building line of the principal elevation. The extension is an acceptable replacement, and will improve the appearance of the front elevation, replacing an existing flat roof with one that is pitched, of which will integrate more sympathetically with the dwelling. This will appear in keeping with the character of the property and have minimal harm on its visual appearance. Being to the front, the proposal will be visible from the street scene. It will have minimal impact on the composition and appearance of the street however, given its scale and more appropriate design for the host dwelling, and will instead be an improvement to the street scene. It will remain in keeping with the character of the area and have little harm on visual amenity.

The extension appears subservient to the design of the host and is well integrated. The materials used will match the existing, ensuring minimal intrusion on visual amenity. It is appropriate in terms of scale and massing and will not be unduly obtrusive or dominant on the host dwelling.

The Arun Design Guide states that for front extensions the proposal should take care not to disrupt the existing composition of the street in terms of rhythm or building line and ensure continuation of existing building design in terms of details and materials. The proposal is in accord with this.

The development will have no adverse impact on visual amenity and is in accord with D DM1 and D DM4 of the Arun Local Plan, and the Arun Design Guide.

RESIDENTIAL AMENITY

The proposal will be single storey and have a pitched roof measuring approximately 3.2m high and 2.4m at the eaves. It will retain 2.676m to the northwest boundary, and 5.923m to the northeast. These

distances are acceptable and in accord with D DM4 of the Arun Local Plan. The extension will result in little overbearing or overshadowing of neighbouring properties and will have minimal harm on residential amenity.

The proposal features the installation of a single window to the northeast (front) elevation. This window will not overlook any neighbouring properties, instead facing the road, and will have no impact on residential privacy or amenity.

The Arun Design Guide states extensions should protect neighbouring amenity in terms of privacy and overshadowing, considering the positioning of neighbouring buildings and respond to existing elevations through the size and positioning of doors and windows. The proposal is in accord with these criteria.

The development will result in no adverse overbearing, overlooking, or overshadowing, and is in accord with D DM1 and D DM4 of the Arun Local Plan and the Arun Design Guide.

SUMMARY

The proposed development is in accord with the 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.

CIL DETAILS

This application is not CIL Liable.

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 22/35/4
- Block Plan 22/35/3
- Plans and Elevations 22/35/2

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 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.