

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

REF NO: Y/82/19/HH

LOCATION: 27 Briar Close
Yapton
BN18 0ES

PROPOSAL: Removal of detached garage and erection of single storey side extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to remove the existing garage and construct a single storey side extension.
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REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Yapton Parish Council
No objection
No representation received from nearby occupiers.

CONSULTATIONS

Engineers (Drainage)
Engineering Services Manager

CONSULTATION RESPONSES RECEIVED:

Engineers (Drainage) - Apply standard condition relating to surface water drainage.

Comments noted. As such it is not reasonable to attach a surface water drainage condition in this instance given the fall back position of permitted development.

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)
SDSP2	SD SP2 Built-up Area Boundary
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 proposed development is situated within the built up area boundary where the principle of development is acceptable subject to accordance with relevant development plan policies. The key policies considered are DDM1 and DDM4 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 property is located to a corner and as such the development will be highly visible. An existing detached garage will be removed which will allow for a single storey side extension to be constructed. A replacement garage will join the extension.

The surrounding properties are similar in appearance consisting of bungalows however the alteration is not deemed to result in the dwelling appearing out of character with the area.

The extension will be set behind the principal elevation of the dwelling by approximately 4.65m. As a result it does not appear unduly dominant. The extension is also set around 1m below that of the host dwelling and as such is considered a subservient addition. The materials will match that of the existing dwelling which helps to ensure it appears well integrated.

Due to the siting and design, the extension is not considered to adversely impact the spatial character or appearance of the area and accord with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The extension will have a width of 8m and a maximum depth of 6.3m. It will have a pitched roof and with no neighbours to the rear or to the north of the property, as a result, the development is not deemed to appear overbearing or overshadowing. A replacement garage will be constructed to attach to the extension which will sit at the boundary.

There are no windows to the side however there will be additional windows to the rear. With the development at single storey and no neighbours to this elevation it is not considered to give rise to adverse overlooking and accord with D DM1 and D DM4 of the Arun Local Plan.

SUMMMARY

The proposed development is deemed to accord with the relevant development 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 and Block Plan- Sheet 1 of 3
 - Proposed Elevations - Sheet 2 of 3
 - Existing plans and Proposed Roof Plan - Sheet 3 of 3
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.