

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

REF NO: Y/85/20/HH

LOCATION: 8 Mill View Road
Yapton
BN18 0JL

PROPOSAL: Rear single storey extension

SITE AND SURROUNDINGS

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

RELEVANT SITE HISTORY

Y/25/49	Addition	ApproveConditionally 11-01-50
Y/87/19/HH	Single storey rear extension	ApproveConditionally 20-12-19
Y/17/19/HH	Two storey rear extension	Refused 03-07-19

REPRESENTATIONS

Yapton Parish Council:- No objection

No representations from nearby residents.

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

None.

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)
DSP1	D SP1 Design
SDSP2	SD SP2 Built-up Area Boundary

[Yapton neighbourhood plan 2014 Policy BB1](#)

Built-up Area Boundary

CONCLUSIONS

PRINCIPLE

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 development is situated in the built up area boundary where the principle of development is acceptable subject to accordance with relevant development plan policies.

DESIGN AND VISUAL AMENITY

There is an existing rear addition which will be adjoined with the rear extension once complete. The extension will not be visible from the street scene. The proposal is subservient to the host dwelling and will be built of similar materials to ensure it appears well integrated. With regards to the siting, scale and design, the proposal is not deemed to adversely impact the special character of the local area, many of the neighbouring properties already have extensions of a similar nature, nor does it have an overbearing effect on the attached property to the North East in accordance with DDM1 and DDM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The extension will have a depth of 4m extending from the rear wall of the dwelling. It will extend 3.8m along the rear of the house from the boundary of No.7 adjoining with the existing slightly shallower extension to the North West. It will have a combination of pitched and flat roof with a maximum height of around 3.7m, a roof lantern is to be included within the pitched roof plane facing towards the North East.

This is a modest extension which could be largely developed utilising permitted development rights, however due to its height a full planning application is required. There have been no objections from the neighbours and with no representation received, the development is considered acceptable.

There is one window proposed to the North West Elevation approximately 5m away from the boundary with No.9, at single storey it is not considered to give rise to adverse overlooking. To the North West, the neighbouring property (No. 9) has a rear extension with a side window facing the host dwelling.

Due to the large separation distance of approximately 7.5m between extensions any impacts are not considered significant. The extension is not considered to give rise to adverse impacts upon the neighbouring property at No.7 which has a large extension around 1 and a half storeys in height. The development is not considered to result in adverse harm upon neighbouring occupiers by way of overbearing, overshadowing or overlooking and accord with DDM1 and DDM4 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord with the relevant development 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 CIL Liable therefore developer contributions towards infrastructure will be required (dependant on any exemptions or relief that may apply in this case the extension is less than 100 sqm so no monies are 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 20/47/5
-Block Plan 20/47/4
-Proposed Floor Plans and Elevations 20/47/3

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 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.