

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

REF NO: Y/87/19/HH

LOCATION: 8 Mill View Road
Yapton
BN18 0JL

PROPOSAL: Single storey rear extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a single storey rear extension.
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RELEVANT SITE HISTORY

Y/17/19/HH	Two storey rear extension	Refused 03-07-19
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REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Yapton Parish Council

No objection.

No representation received from nearby occupiers.

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

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

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.

DESIGN AND VISUAL AMENITY

There is an existing rear addition which will be removed and replaced with a larger rear extension. The extension will be partially visible from the street scene, as a result of it extending slightly past the side elevation of the dwelling, however is set back approximately 16m from the front boundary. The proposal is subservient to the host dwelling and will be of similar materials to ensure it appears well integrated. The neighbouring properties have similar extensions and the development is not out of character.

Due to the siting and design, the proposal is not deemed to adversely impact the character or appearance of the street scene as there are few viewpoints of this aspect of the application from the street scene and as such accords with DDM1 and DDM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The extension will have a depth of 5.5m extending from the rear wall of the dwelling. It will extend along the full rear and around 1.2m beyond the side retaining around 1.5m to the western side boundary. It will have a flat roof with a maximum height of around 3m with roof lantern sloping to 2.6m.

Whilst the extension is relatively large, an extension could be constructed up to this depth with prior approval with no objections from the neighbours and with no representation received, the development is considered acceptable.

There are no windows proposed to the side elevations and at single storey it is not considered to give rise to adverse overlooking. To the western elevation the neighbouring property has a rear extension with a side window facing the host dwelling. This window is likely to be impacted with the depth extending beyond this, however with the development at single storey and 1.5m retained to the boundary, any impacts are not considered significant. The extension is also 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.

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
 - Block Plan Rev A
 - Proposed Elevations - Sheet 3
 - Proposed Floor Plans - Sheet 1

 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.