

Recommendation Report for Planning Permission for Works or Extension to a Dwelling**REF NO:** AB/164/14/HH**LOCATION:** 9 The Causeway
Arundel**PROPOSAL:** Demolition of existing double garage & the proposed erection of a two storey side extension with additional accommodation in the roof & other associated works, including enlarged loft conversion to rear range.**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	As above. The proposed side extension measures approximately 7.5m in length, approximately 6m in width and approximately 9.2m in height. Materials to match existing.
SITE AREA	Approximately 470 square metres.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Brick walling to front and front sides at approximately 1.5m in height. At the rear, brick walling at approximately 2m in height with wooden trellis on top along the south-western corner bringing the total boundary treatment above 2.2m in height.
SITE CHARACTERISTICS	A 2 1/2 storey semi-detached property with brown brick elevations and a pitched tiled roof. There is an attached garage to side (north) with a dummy pitched tiled roof.
CHARACTER OF LOCALITY	Predominantly residential in character, there are two storey semi-detached, detached and terraced properties in the surrounding area. There is a police station and associated car park immediately to the north of the site.

RELEVANT SITE HISTORY

AB/42/88	Double garage, storeroom and dark room	ApproveConditionally 18-05-1988
AB/141/88	Revisions to previously approved plans under	ApproveConditionally

ref AB/42/88 for double garage, storeroom
and darkroom

17-10-1988

None

REPRESENTATIONS

Representations received:

Arundel Town Council

No objection.

Comments on Representations received:

Noted.

CONSULTATIONS

Engineering Services Manager

Engineers (Fluvial Flooding)

Consultations responses received:

Engineers

Comment

Proposals are for an extension outside of the Lidsey WwTW. No surface water drainage comments.

The FRA states that the construction of the floors and positioning of electrical sockets etc make the extension resilient.

Comments on Consultation responses:

Comments noted.

POLICY CONTEXT

Designation applicable to site:

Within the Built-Up Area Boundary

DEVELOPMENT PLAN POLICIES

Arun District Local Plan 2003: [GEN2](#)
[GEN7](#)
[DEV19](#)

[Publication Version of the Local
Plan \(October 2014\):](#)

Built-up Area Boundary
The Form of New Development
Extensions to existing residential buildings
D DM1 Aspects of Form and Design
Quality
D DM4 Extensions and Alterations to
Existing Buildings (residential and non-
residential)

PLANNING POLICY GUIDANCE

NPPF

National Planning Policy Framework

SUPPLEMENTARY POLICY GUIDANCE

ADS

The Arundel Design Statement by Arundel Town
Council

POLICY COMMENTARY

The Development Plan consists of the Arun District Local Plan 2003, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

Arun District Council's Development Plans:

Paragraph 215 of the NPPF ensures that specific policies in Arun District Local Plan 2003 can carry weight. The weight afforded to the policies with Local Plan policies can be assessed according to their level of consistency of the various policies with the National Planning Policy Framework.

Paragraph 216 of the NPPF confirms that weight can be given to policies in emerging plans from the day of publication. The Council resolved that the policies and maps in the Publication Version of the Local Plan be used in the determination of this planning application. Following 'publication' of the Local Plan a formal public consultation, examination and adoption process takes place.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The statement of representations procedure and statement of fact produced by the Council under regulation 19 explains that the consultation will take place on 30th October 2014 for six weeks.

The Neighbourhood Development Plan

Where applicable, Neighbourhood Development Plan's (more commonly known as a neighbourhood plan or NDP), once made by Arun District Council, will form part of the statutory local development plan for the relevant designated neighbourhood area and policies within them will be considered in determining planning applications. Made NDP policies will be considered alongside other development plan documents including Arun District Council's Local Plan. Whilst an NDP is under preparation it will afford little weight in the determination of planning applications. Its status will however gain more weight as a material consideration the closer it is towards it being made. Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation(Reg.14).

Made Plans in Arun District Council's Local Planning Authority Area are: Arundel; Barnham & Eastergate; Bersted; Felpham; Littlehampton; Yapton.

The Arundel Neighbourhood Plan has been 'made' but there are no policies of any relevance relating to the proposal.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

PRINCIPLE

The site is located within the built-up area where the principle of development is acceptable, subject to accordance with relevant planning policies. In this instance, the main criteria against which the application will be assessed is contained within the Arun District Local Plan which in this case is considered to be mainly policies GEN7 and DEV19 which seeks to prevent development that would have an adverse impact upon visual and residential amenities.

DESIGN AND VISUAL AMENITY

This application seeks planning permission to erect a two storey side extension with a room in the roof. The existing garage attached to the side of the property will be demolished in the process. Consequently, development despite being single storey in height has already been established in this portion of the site.

The proposed extension is considered to be visually subservient to the host property by reason of its dimensions and in its design with both ridge and eaves levels being set substantially lower than existing. The roof pitch detailing, window sizes and fenestration details in the proposed extension will match those seen on the host dwelling for a sympathetic and acceptable design. The windows and doors also line up with the property and that of its immediate semi-detached neighbour. The proposed extension will use matching materials to further ensure that it acceptably blends in with its surroundings.

Due to the demolition of the existing garage, the proposed extension will be stepped further away from the northern boundary than is currently the case and this will provide approximately 1.5m gap to the side. This will allow sufficient space to ensure that the increased form of development will not cause the plot to become overdeveloped or the property to appear unacceptably cramped.

The rear elevation will have a roof dormer but this is comparatively small in its dimensions and it has been set down below ridge height and of a similar design to that of the front dormer for close visual tie-in.

It is therefore considered that the proposed side extension is acceptable in visual amenity terms and complies with policies GEN7(i),(ii) and DEV19(iv) of the Arun District Local Plan.

RESIDENTIAL AMENITY

There is an absence of immediately neighbouring residential development to the side (north) where the extension is to be erected. A police station car park is immediately adjacent to the proposed extension with other residential properties being set at considerable distances away. Beyond the rear boundary of the site lies open countryside. The rear dormer set in the side extension will be stepped in from the neighbouring boundary shared by no. 7 by approximately 6m and with an existing rear projection to the property will not give rise to any harmful overlooking or loss of privacy on to this adjoining private rear garden. The patio doors in the rear elevation of the extension will have a Juliette balcony and as such there is no capacity to be stood out on or for any overlooking to arise at harmful levels.

It is therefore considered that the proposal is acceptable in residential amenity terms and complies with policies GEN7(iv) and DEV19(iii) of the Arun District Local Plan.

It is therefore recommended that the application be approved, subject to the following conditions.

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 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, a neutral impact has 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.

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: drawing number 1411-01 (Site location and block plans) dated 15-12-2014, 1411-02 (Existing ground and first floor plans) dated 15-12-2014, 1411-03 (Existing second floor and roof plans) dated 15-12-2014, 1411-04 (Existing elevations) dated 15-12-2014, 1411-05 (Existing section) dated 15-12-2014, 1411-06 (Proposed ground and first floor plans) dated 15-12-2014, 1411-07 (Proposed second floor and roof plans) dated 15-12-2014, 1411-08 (Proposed elevations) dated 15-12-2014 and 1411-09 (Proposed sections) dated 15-12-2014.

Reason: For the avoidance of doubt and in the interests of amenity and the environment

in accordance with policy GEN7 of the Arun District Local Plan.

- 3 The materials and finishes of the external walls and roof of the two storey side extension hereby permitted shall match in colour and texture to those used in the dwelling.

Reason: In the interests of amenity in accordance with policies GEN7 and DEV19 of the Arun District Local Plan.

- 4 INFORMATIVE: Statement pursuant to Article 31 of the Town and Country Planning (Development Management Procedure)(England) (Amendment No. 2) Order 2012. 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.