

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

REF NO: AB/23/20/HH

LOCATION: 54 Torton Hill Road
Arundel
BN18 9HH

PROPOSAL: First floor side/rear extension, porch and canopy to front, single storey rear extension, two storey side/rear extension, external refurbishment to all principle elevations & new permeable paving to drive (resubmission of AB/117/19/HH).

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to remodel the dwelling and follows AB/117/19/HH. The differences are primarily focussed on the parking arrangement at the front and an increase in size of the rear extensions.
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RELEVANT SITE HISTORY

AB/117/19/HH	First floor side, porch and canopy to front, single storey rear extension, two storey side extension, external refurbishment to all principle elevations & new permeable paving to drive.	ApproveConditionally 20-12-19
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REPRESENTATIONS

REPRESENTATIONS RECEIVED:

C Baynes

Parish Council - No objection.

No representations received from occupiers of nearby dwellings.

CONSULTATIONS

WSCC Strategic Planning

CONSULTATION RESPONSES RECEIVED:

W.S.C.C Highways - No objection.

Do not consider that the proposal will have an unacceptable impact upon highway safety, or a severe impact upon the wider road network. The parking provided on site is considered to be acceptable also.

The Local Highways Authority request a condition relating to the construction of the parking area.

POLICY CONTEXT

Designation applicable to site:

Within 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
TSP1	T SP1 Transport and Development

[Arundel Neighbourhood Plan 2018-2031 AR1](#)

Arundel Built Up Area Boundary

PLANNING POLICY GUIDANCE:

NPPDG	National Design Guide
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

PRINCIPLE

The key policies are deemed to be D DM1 and D DM4 of the Arun Local Plan. Additionally, AR1 of the Arundel Neighbourhood Development Plan.

Policy D DM1 sets out 13 design aspects of which applications should be assessed against. These include: Character, Appearance, Impact, Innovation, Adaptability, Crime Prevention, Trees, Public realm, Layout, Public Art, Density and Scale.

Policy D DM4 sets out criteria for which applications relating to extensions and alterations of existing buildings must be assessed against. They generally seek to minimise the impact of the proposal on the character of the host dwelling, its neighbours and the locality.

DESIGN AND VISUAL AMENITY

The application follows approved application, AB/117/19/HH. Only the differences between the previous application and the application at hand will be assessed. This involves the enlargement of the South-Western projections of the dwelling and alterations to the parking area and access.

The enlarged projections are not considered to be significantly different with regard to their appearance when compared to the approved application. They remain sympathetic to the dwelling, and have no significantly harmful impact upon the character of the host dwelling, or its locality.

The enlargement of the parking area in front will be visible in the street scene, however, Torton Hill Road is host to many examples of off-road parking. As such, the increase in size of the parking area is not considered to give rise to any harmful impact upon the character of the host dwelling, or its locality.

The application is considered to be in accordance with D DM1 and D DM4(a) of the Arun Local Plan.

NEIGHBOURING RESIDENTIAL AMENITY

The development is not considered to have significant impact on residential amenities of neighbouring dwellings by way of overshadowing/overbearing impact due to the aspect of the site and the separation distance between the development and site boundaries. The alterations, compared to the approved application, are not considered to result in any change to the views available from the site.

The application is considered to be in accordance with D DM1(3) and D DM4(c) of the Arun Local Plan.

SUMMARY

The development is deemed to accord with relevant development plan policies and is recommended for approval subject to 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 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

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:

- Proposed Location & Block Plan - P03a - March 2020
- Existing & Proposed Site Plan - P04a - March 2020
- First Floor & Roof Plan & Elevations - P02a - March 2020

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 The use of the parking area shall not commence until it has been constructed in accordance with the approved site plans. These spaces shall always thereafter be kept for their designated purpose.

Reason: To provide car-parking space for the use, in accordance with T SP1 of the Arun Local Plan.

- 4 INFORMATIVE: The applicant should be aware that conditions 3 & 4 pertaining to approval AB/117/19/HH remain in force and require compliance.

- 5 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.