

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

REF NO: AB/72/19/HH

LOCATION: 70 Church Cottages
Tortington Lane
Arundel
BN18 0BG

PROPOSAL: Construction of part two storey and part single storey side extension and associated works. This application may affect the setting of a Listed Building.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a part two, part single storey side extension, with associated works.
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REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Arundel Town Council

Parish Council - No objection.

No representation from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Designation applicable to site:
Outside the Built Up Area Boundary
Archaeological Notification Area
Area of Special Control (Adverts)

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

<u>Arundel Neighbourhood Plan 2014 POLICY1:</u>	The Presumption in Favour of Sustainable Development
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PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS**PRINCIPLE**

The application site is located within the built up area boundary, where the principle of development is acceptable subject to accordance with the relevant development plan policies, as stated in SD SP2 of the Arun Local Plan. In this case, the key policies are deemed to be D DM1 and D DM4 of the Arun Local Plan. Additionally, Policy 1 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

As a result of the siting of the development, when looking at the host dwelling from within the site it is considered to be a prominent addition, as it projects North, from the existing dwelling, replacing an existing projection in this direction. However, from the street scene of Tortington Lane, there are few views available as a result of the boundary treatment of the host dwelling, and its neighbours. It is noted that there will be views of the rear of the proposal from the churchyard to the East of the host dwelling, however, the proposal is not considered to significantly harm the character of the locality as a result of its design, and the proposed materials.

The proposed development is considered to represent an acceptable addition to the host dwelling, in that it has both a ridge height, and eaves height lower than the host dwelling, which allows to appear subservient to the host dwelling. The proposed materials are considered to allow the proposal to appear well integrated with the host dwelling, in that the brickwork will match that of the host dwelling, and cladding, as existing, has been moved to appear on the Northern elevation.

Therefore, the host dwelling is considered to be in accordance with D DM1, D DM4(a) and (b) of the Arun Local Plan.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed development is not considered to give rise to any significantly harmful impact upon the residential amenities of neighbouring dwellings. This is as a result of the siting of the proposed development, and the resultant separation distance from neighbouring dwellings. The proposed windows are predominantly at ground floor level, and therefore do not provide any views that are unavailable from the host dwelling at current. The windows at first floor level are not considered to provide views that would result in a loss of privacy to occupiers of nearby dwellings.

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

SUMMARY

The proposed development is deemed to accord with relevant development plan policies and as such is recommended for approval 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 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:
 - Location and Site/Block Plan - As Existing - 19149 - 00.01 - February 2019
 - Site/Block Plan - As Proposed - 19149 - 02.01 - May 2019
 - Floor and Roof Plans - As Proposed - 19149 - 02.02 - May 2019
 - Elevations and Typical Cross Sections - As Proposed - 19149 - 02.03 - May 2019
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.