

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

REF NO: AB/7/19/HH

LOCATION: Rose Cottage
72 Ford Road
Arundel
BN18 9EX

PROPOSAL: Construction of single storey rear extension and associated works

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks planning permission for the construction of a single storey rear extension with associate works. The proposed extension will measure approximately 4.1m in width, 3.5m in depth and be built to a proposed height of 4.5m.

RELEVANT SITE HISTORY

AB/27/06/	Construction of conservatory to rear elevation.	ApproveConditionally 28-04-06
-----------	---	----------------------------------

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Arundel Town Council

Arundel Town Council: No response received from Arundel Parish Council.

No representations received from nearby occupiers.

CONSULTATIONS

Environment Agency

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
- Within the built up area boundary

DEVELOPMENT PLAN POLICESArun 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

Arundel Neighbourhood Plan 2014 POLICY1:

The Presumption in Favour of Sustainable Development

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS**PRINCIPLE**

The proposed development is situated within the built up area boundary where the principle of the development is acceptable subject to accordance with relevant development plan policies. As states in SD SP2 they key policies considered are D DM1 and D DM4 of the Arun Local Plan ad Policy 1 of the Arundel Neighbourhood 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 locality.

Policy DSP1 sets outs that all development proposals should seek to make efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details.

Policy SD SP2 of the Arun Local Plan states that development should be focused within the Built up area boundary and will be permitted subject to consideration against other policies in the Local Plan.

Policy 1 of the Arundel Neighbourhood Plan sets out that planning applications which accord with the policies in the Neighbourhood Plan will be approved, unless material consideration indicate otherwise.

The site is occupied by a semi-detached dwelling located in a residential street consisting of a variation of house styles and design.

There appears to be no recent relevant history relating to this site.

DESIGN AND VISUAL AMENITY

The application seeks planning permission for the construction of a single storey extension to rear of the existing dwelling. The proposed extension given its location will have only a very limited presence in the street scene from the South East boundary, however it will appear well integrated with the host dwelling.

The proposed rear extension will measure approximately 3.5m in length, 4.1m in width and be built to a proposed height of 4.5m. Given the modest nature of the extension, it is not considered to have a detrimental impact on the character of the host dwelling or the street scene. The surrounding properties are of a mixed design and style and as such the proposed development would not appear out of character with the locality.

The proposed extension will be constructed from materials which will match the existing dwelling which further assist with the integration of the extension with the host dwelling.

The proposed alterations extension are considered to appear subservient to the host dwelling and would not result in an unacceptably adverse impact on the spatial pattern or character of the area and would therefore accord with policies D DM1 and D DM4 of the Arun Local Plan and Policy 1 of the Arundel Neighbourhood Plan.

NEIGHBOURHOOD RESIDENTIAL AMENITY

The single storey rear extension will be located approximately 4.6m from the Northern boundary, 1.3m from Southern boundary and 7.1m from the Western boundary. The proposed extension will feature 3 windows on the rear (Western) elevation and bi-fold doors on the Northern elevation. The windows on the Western elevations are not considered to give rise to any additional overlooking given they are on the ground floor and overlooking the rear garden. No windows have been incorporated on the southern elevation of the proposed extension to further mitigate any potential impact upon neighbouring properties.

Given the distance from the bi-fold doors and the Northern boundary of the site is approximately 4.6m and they are at ground floor level, they will not give rise to any additional overlooking or loss of privacy to the neighbouring properties. The extension will also include 2 rooflights, however by virtue of the design of the proposed extension and the location of these windows, they will not result in any unacceptably adverse overlooking of neighbouring properties.

Given the design and location of the rear extension it is not considered to give rise to adverse impacts in terms of overlooking, overshadowing or overbearing and is therefore deemed to accord with D DM1 and D DM4 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 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-

 - Proposed Site / Block Plan 02.01 rev A
 - Proposed floor plans and roof plan 02.02. rev A
 - Proposed Elevation and Typical cross section 02.03 rev A
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.