

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

REF NO: AL/102/18/HH

LOCATION: The Red House
Westergate Street
Westergate
PO20 3QZ

PROPOSAL: Two storey side extension to house & detached garage with hobbies room above.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a two storey extension and a detached double garage with a hobbies room above to the north side of the dwelling.

RELEVANT SITE HISTORY

AL/42/17/PL	Change of use of land to form part of private residential garden of existing dwelling and erection of fencing to front and side and provision of 0.5m planted margin	ApproveConditionally 26-06-17
AL/39/08/	Single storey rear extension	ApproveConditionally 04-06-08

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Aldingbourne Parish Council provided no response.
No representation from nearby occupiers.

CONSULTATIONS

Southern Water Planning
Engineering Services Manager
Engineers (Drainage)
Environment Agency

CONSULTATION RESPONSES RECEIVED:

Southern Water - Request a standard informative is applied. Full Comments available online.

Drainage - The area has a high flood risk and has historically flooded. Requested a pre-commencement condition be included which has been agreed with the applicant. Full Comments are available online.

Environment Agency- No response.

POLICY CONTEXT

Designation applicable to site:

Built up area boundary

Class A road

DEVELOPMENT PLAN POLICES

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
SDSP2	SD SP2 Built-up Area Boundary
DSP1	D SP1 Design

[Aldingbourne Neighbourhood Plan 2016 POLICY EH1](#) Resist development outside

Aldingbourne Neighbourhood Plan 2016 POLICY H1 New housing or altering dwellings

Quality of Design

Aldingbourne Neighbourhood Plan 2016 POLICY EH5 Development in Flood risk areas will not be supported unless...

Surface Water Management

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 development is acceptable subject to accordance with relevant development plan policies. The key policies considered are DDM1 and DDM4 of the Arun Local Plan.

Aldingbourne has a 'made' Neighbourhood Plan with policy EH1 of relevance to the determination of the application.

The site is occupied by a semi-detached two storey dwelling with an attached garage on a corner plot.

DESIGN AND VISUAL AMENITY

The proposal is situated to the front side of the dwelling and due to the siting of the development on a corner plot it is highly visible from the wider street scene.

The application proposes a detached double garage and a two storey extension. The two storey

extension is large however will appear subservient to the host dwelling. The materials used will also match that of the existing dwelling helping it to appear visually integrated with the dwelling.

The double garage will be situated 1m to the north of the dwelling and extension, with around 1.2m separation to the northern boundary fencing. Whilst the double garage is large, it appears in proportion to the host dwelling.

The garage and extension are sited around 1m behind that of the host dwelling and retains around 10m to the front eastern boundary. Although it would lead to some loss of openness it is not considered overly dominant or obtrusive in the street scene. The area consists of properties with a varied style and design and the development is not out of character with the area.

Due to the design and siting the proposed extension and garage are in accordance with DDM1 and DDM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

An existing attached garage to the north of the dwelling currently extends 3m. This will be replaced with a two storey side extension where the width will increase to 5.2m. It will have a total height of around 8.1m and sit just below the ridge height of the host dwelling. Due to its siting on a corner plot it is not deemed to appear overbearing or give rise to any significant overshadowing upon neighbouring occupiers to the north or west elevation.

The two storey side extension proposes 2 windows to the first floor rear elevation and whilst there are properties located to the rear of the dwelling, due to their location views are likely to be of the front gardens and the street scene and as such it is not considered there will be a loss of privacy or any significant overlooking upon this elevation. There will be a door installed to the rear ground floor however due to the boundary treatment, views are not considered to increase from that which are already possible.

There are 7 windows proposed to the side (north) elevation and 3 to the front. Again due to the siting of the dwelling on a corner plot these will overlook the road and not give rise to any significant overlooking upon neighbouring properties.

A detached double garage is also proposed which will have a height of around 5.7m. The eaves will sit just above the 2m boundary fence at approx. 2.4m. Again due to its location on a corner, with 11m retained to the rear boundary and 10m to the front it is not deemed overbearing. The garage will have a pitched roof with a first floor for the use of a hobbies room. A window to the front and rear will be installed and 2 velux to the both side elevations and due to its siting views will again be of the street scene.

As a result of the developments siting and design it is not considered to give rise to any significant impacts upon neighbouring properties in terms of overlooking, overbearing or overshadowing and accord with DDM1 and DDM4 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord with relevant development policies and 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
 - Location and Site Plan
 - Proposed Garage Elevations
 - Proposed Floor Plans - Rev B
 - Proposed Plot Plan - Rev A
 - Proposed Elevations - Rev B
 - Proposed Side Elevation - Rev A
 - Proposed Front Elevation -
 - Proposed Second Floor Plan - Rev A
 - Proposed First Floor Plan - Rev A
 - Proposed Ground Floor Plan - Rev A

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 Development shall not commence until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority.

The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, the recommendations of the SUDS Manual produced by CIRIA.

Winter groundwater monitoring to establish highest annual ground water levels and Percolation testing to BRE 365, or similar approved, will be required to support the design of

any Infiltration drainage.

No building/ No part of the extended building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.

Reason : To ensure that the proposed development is satisfactorily drained in accordance with policies W SP1, W DM1, W DM2 and W DM3 of the Arun Local Plan. This is required to be a pre-commencement condition because it is necessary to implement the surface water drainage system prior to commencing any building works.

- 4 The garage accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of The Red House, Westergate Street as a dwelling and shall not be used as a separate unit of accommodation.

Reason: To accord with policy D DM4 of the Arun Local Plan and to prevent the establishment of an additional independent unit of accommodation which would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent dwellings.

- 5 INFORMATIVE: A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk. Please read our New Connections Services Charging Arrangements documents which is available to read on our website via the following link <https://beta.southernwater.co.uk/infrastructurecharges>.

- 6 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.