

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

REF NO: AL/102/19/HH

LOCATION: Norton Glebe
Norton Lane
Norton
Aldingbourne

PROPOSAL: Conversion of existing outbuilding for use as ancillary accommodation for family members including provision of 2 x small pitched roof dormers to front elevation and a rear flat roof dormer to the rear elevation.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above

RELEVANT SITE HISTORY

AL/84/14/HH	Alterations & raising the roof level & pitch to the existing detached workshop, garage & storage building	ApproveConditionally 22-12-14
AL/39/03/	Extension to existing garage	ApproveConditionally 25-06-03
AL/2/02/	Conversion of outbuilding to granny flat dwelling	ApproveConditionally 15-02-02

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

No response from Aldingbourne Parish Council.

No representation from nearby occupiers.

CONSULTATIONS

Engineers (Drainage)

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Lidsey Treatment Catchment
 Outside the Built Up Area Boundary
 WSCC Mineral Consultation Area
 Area of Special Control (Adverts)

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

CSP1	C SP1 Countryside
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

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS**Principle**

The proposed development is situated outside the built up area boundary. Where the principle of development is acceptable subject to accordance with relevant development plan policies. As stated in CSP1 the key policies considered are D DM1 and D DM4. The site is occupied by a detached property with front and back gardens in a mixed design area.

Policy D DM1 sets out 13 design aspects pf 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 of the Arun Local Plan sets out 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.

Site History

Relevant site history noted.

DESIGN AND VISUAL AMENITY

The applicant seeks planning permission for the construction of a rear dormer and two front dormers to the established garage and store outbuilding. The proposed rear dormer will measure approximately 5.9m wide, 2.5m in depth and be built to the proposed height of 5m with a flat roof. The proposed extension given its location will not be visible from the street scene. It will therefore not have a detrimental impact on the character of the host dwelling or the street scene.

The two small pitched roof dormers are to be built to a height of 4.4m at eaves and a pitch height of 5.4m. This allows the two dormers to appear subservient to the host outbuilding, accompanied by a width of 1.8m and a depth of 1.9m the two front dormers are not deemed to have an unacceptable level of overdevelopment on the site.

The dormers are not considered overly dominant and sit comfortably within the roof slope. Whilst the proposal will alter the appearance of the dwelling it is not considered such that it will adversely impact upon the spatial pattern or character of the area due to the location on the rear of the property and as such accords with DDM1 and DDM4 of the Arun Local Plan.

It is noted that the proposed development constructs a living space within the roof, the roof alterations are considered to be subservient to the host outbuilding due to the height of the proposal matching that of the outbuilding. Due to its design it is sufficiently well integrated with the appearance of the host outbuilding. Additionally, there are examples of similar development within the locality, which is considered to allow the proposal to have no significantly harmful impact upon the character of the locality.

The proposed works considered to appear subservient to the host outbuilding as well as the dwelling house and would not result in any adverse impact on the spatial pattern or character of the area and would therefore accord with the policies D DM1 and D DM4 of the Arun Local Plan.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed development will be located 65m from the western boundary which fronts the main road. The proposed works would not be clearly visible from the main road as they are minor in stature. To the rear of the proposed outbuilding is farm land as such the rear dormer although right on the boundary does not cause any overlooking.

On the northern elevation there remains no windows or openings to avoid overlooking the neighbouring property. The nearest development to the neighbouring property is 35m as such it is not considered to have an overbearing or overlooking impact. With the development Including dormers there are the inclusion of new windows. The proposed development is considered to be in accordance with D DM1(3) and D DM4(c) of the Arun Local Plan.

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

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 Plan
 - Site Plan
 - Roof Plan
 - Proposed Ground Floor Plan - Rev B
 - Proposed First Floor Plan - Rev A
 - Proposed Elevations - 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 The accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of Norton Glebe, Norton Lane as a dwelling and shall not be used as a separate unit of accommodation.

Reason: To accord with policy D DM1 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.

- 4 **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.