

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

REF NO: AL/105/21/HH

LOCATION: April Cottage
Lidsey Road
Woodgate
PO20 3SU

PROPOSAL: Replacement roof with raised ridge and dormers together with rear extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a replacement roof with raised ridge and dormers together with rear extension.
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REPRESENTATIONS

No comments received from the Parish Council.

No representations received from nearby occupiers.

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

Engineers (Drainage) - The application is in the Lidsey Treatment Catchment, therefore surface water drainage design should be carefully considered. Infiltration must be fully investigated.

The applicant is to be made aware that our mapping indicate a foul water sewer running through the rear garden of the property.

If you are minded to approve the application please apply the following conditions to ensure that the development is adequately drained and does not increase flood risk elsewhere.

Noted. A pre-commencement Drainage Condition has been agreed with the applicant.

POLICY CONTEXT

Outside Built-Up Area Boundary (Countryside - C SP1)
 Lidsey Treatment Catchment
 Archaeological Notification Area
 Area of Special Control (Adverts)
 HRA Buffers (SD10) Singleton and Cocking Tunnels SAC (12000m)

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

DDM1 D DM1 Aspects of form and design quality

DSP1	D SP1 Design
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)

[Aldingbourne Neighbourhood Plan 2019-31 Policy EH1](#) Built up area boundary

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
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CONCLUSIONS

PRINCIPLE

The site is Outside the Built Up Area Boundary (Countryside - C SP1) as defined by Policy SD SP2 of the Arun Local Plan. The proposals consist of construction of a replacement roof with raised ridge and dormers together with rear extension. The proposals are in line with policy C SP1 of the Local Plan, as it is in accordance with D DM4 of this plan. Therefore the key policies considered are D DM1 and D DM4 of the Arun Local Plan. Additionally Section M of the Arun Design Guide relating to extensions is relevant to this application.

Aldingbourne has a made Neighbourhood Plan 2 with policy EH1 of relevance to the application. The proposal does not comply being located outside BUAB (Countryside). However "the proposal is sensitively designed and located and respects the character and built heritage of neighbouring settlements" so will be acceptable.

DESIGN AND VISUAL AMENITY

The dwelling is a detached single storey bungalow on a corner plot to west of Lidsey Road. The neighbouring properties are Marley to north. To the south is the access road for properties to the west of Lidsey Road. The surrounding area contains a mixture of properties designs along the road.

The proposals are for a replacement roof with raised ridge and dormers together with rear extension.

The replacement roof with raised ridge will enable the formation of 3 bedrooms and a bathroom at first floor. The roof design will add bulk to the existing dwelling and due to its location will be highly visible from the street scene and surrounding area. However the roof height is in line with surrounding dwellings to north so will not cause adverse impact to street scene or surrounding character of area so complies with policy D DM1 of the Arun Local Plan.

The replacement roof will raise the roof ridge line up by around 1.37m to both east and west roof planes the height to top of roof ridge will be approximately 6.67m. There will also be two new windows (3 window panes) at first floor to both front (east) and rear (west) elevations.

There is a gap of around 1.39m retained to north boundary, 9.5m retained to front (east) boundary, 1m retained to the south boundary and 35.5m retained to the rear (west) boundary.

There will be two new dormers proposed to side (south) roof plane. Due to the size and shape of dormers and pitched roof design situated below roof ridge line they are acceptable and visually integrate with the main property so complies. The two new dormers will measure approximately 2.68m wide x

3.38m high x 3.17m deep. They each contain two new windows facing south.

The existing porch to side (south) will be removed.

The rear single storey extension will form breakfast / kitchen and utility room and will be sited to the rear (west) and side (south) elevations so it will infill the rear elevation and part infill the side (south west) corner of property. There will be a gap of around 11.06m retained to the principal front (east) elevation. Due to being at single storey it is visually subservient to the main dwelling and the pitched roof design visually integrates with main dwelling roof so complies.

The proposed rear extension will have a width of approximately 9.37m and a depth of approximately 3.95m jutting out from the principal rear (west) elevation and a depth of approximately 2.70m jutting out from the side (southern) elevation. The height will be approximately 4.44m.

The proposal will have one new door to front (east), one new window to side (south) and one new door to rear (west). There will also be one new window (2 window panes) and a new set of three sliding doors to rear elevation facing garden (west).

There will also be four new roof lights installed to north side roof plane.

Arun recently adopted a Design Guide. It states development should be subservient to the main dwelling and this complies in terms of size and scale. It states alterations to the roof profile should not detract from the character and appearance of the dwelling or wider area in any case. It states it favours small scale dormer windows with pitched roofs over large, flat box-shaped designs. The proposal complies with this.

It states for rear extensions, particularly single-storey additions which are less visible from the street, tend to be less visually obtrusive than side or rear extensions and are therefore able to be expressed through a wider variety of forms including innovative and contemporary architecture and roof extensions.

It states rear extensions can however have significant impacts on neighbouring amenity in terms of privacy and overshadowing. These impacts can be minimized by keeping both single- and two-storey extensions within a 45-degree line taken from the edge of the nearest ground and first floor windows of habitable rooms in the neighbouring property. Extensions which project up to 3.3m are generally acceptable. The extension is approximately 3.95m in depth from rear elevation however up to 6m could be done under a prior approval application dependent on size and materials and up to 3.0m could be done under permitted development dependent on the size and materials used so the proposal is not that much greater in depth so is acceptable.

The materials seem to match the dwelling and consist of colour wash walls, plain roof tiles, black plastic windows and doors so complies with policy D DM1 and D DM4 of the Arun Local Plan.

As such the proposal is not deemed to result in adverse harm upon the appearance of the street scene or wider area and accords with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The roof alterations will add an extra 1.37m in height and approximately 4.19m length to east and west roof planes. Due to a gap of 1.39m remaining to north boundary there is increased risk to overshadowing or overbearing effects to neighbouring property Marley to north. However a gap of around 2.39m from the extension to the neighbouring property reduces impact so is acceptable.

The single storey extension will have a width of approximately 9.37m and a depth of approximately

3.95m from the principal rear (west) elevation and a depth of approximately 2.70m from the side (southern) elevation. Due to gap of around 1.39m remaining to side (north) boundary there is increased risk to overshadowing or overbearing effects to neighbouring property Marley to north. However due to being at single storey and existing boundary fence reduces impacts so does not cause adverse harm so is acceptable.

Due to the two new dormers proposed to the side (south) roof plane there is increased risk to overlooking to side (south) however due access road to south there is no adverse harm caused.

Due to one new window to the front (east) at first floor there is no increased harm to overlooking to neighbouring property to north due to the road.

Due to one new window to the rear (west) first floor and one new window (2 window panes) to rear ground floor, one new set of three sliding doors to rear and one new single door to rear there is increased risk to overlooking to rear however due to the angle at first floor there is no direct overlooking to neighbouring property Marley to north and due to windows/doors proposed at ground floor level to rear (west) the existing boundary fence to north reduces impact of overlooking so is acceptable.

Due to one new door to front (east) and one new window to side (south) there are no adverse harm to overlooking so complies.

Due to four new roof lights to north roof plane being at high level there is no adverse harm to overlooking to neighbouring property to north so is acceptable.

The proposed development due to the siting and design, is not considered to result in harm upon amenity and accords with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The proposed development accords 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:

Location and Block Plan 01
Existing Floor Plans 02
Existing Elevations 03
Proposed Floor Plan 04
Proposed Elevations 05
Proposed Sections 06
Perspective Views 07
Perspective Plans 08
Street Elevation 09

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 and D DM4 of the Arun Local Plan.

- 3 Development shall not commence, other than works of site survey and investigation, 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, and the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual ground water levels and winter 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 **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.

- 5 **INFORMATIVE:** Infiltration rates for soakage structures are to be based on percolation tests undertaken in the winter period and at the location and depth of the proposed structures. The percolation tests must be carried out in accordance with BRE365, CIRIA R156 or a similar approved method and cater for the 1 in 10 year storm event plus 40% on stored volumes/rainfall intensity (allowance for climate change) between the invert of the entry pipe to the soakaway, and the base of the structure. It must also have provision to ensure that there is capacity in the system to contain below ground level the 1 in 100 year storm event plus 40% on stored volumes/rainfall intensity. Adequate freeboard must be provided between the base of the soakaway structure and the highest recorded annual groundwater level identified in that location. Any SuDS or soakaway design must include adequate groundwater monitoring data to determine the highest winter groundwater table in support of the design. The applicant is advised to discuss the extent of groundwater monitoring with the Council's Engineers. Supplementary guidance notes regarding surface water drainage are located at <https://www.arun.gov.uk/drainage-planning-consultations> on Arun District Council's website. A surface water drainage checklist is available on Arun District Council's website, this should be submitted with a Discharge of Conditions Application.
- 6 **INFORMATIVE:** The site is in 12km of the Singleton and Cocking Tunnel SAC. This notice does not give authority to destroy or damage a bat roost or disturb a bat. Bat species are protected under Section 39 of the 1994 Conservation (Natural Habitats etc) Regulations (as amended), the 1981 Wildlife and Countryside Act (as amended) and the 2000 Countryside and Rights of Way Act. It is illegal to damage or destroy any bat roost, whether occupied or not, or disturb or harm a bat. If you are aware that bats roost in a tree(s) for which work is planned, you should take further advice from Natural England (via the Bat Conservation Trust on 0345 1300228) or an ecological consultant before you start. If bats are discovered during the work, you must stop immediately and contact Natural England before continuing.