

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

REF NO: AL/111/18/HH

LOCATION: Little Glebe
Little Heath Road
Fontwell
Arundel

PROPOSAL: Single storey and two storey extensions, creation of additional habitable roofspace, and alterations including external rendering and cladding

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application proposes single and two storey extensions and the creation of additional roof space. Cladding and rendering will also be installed.

RELEVANT SITE HISTORY

AL/13/13/	Erect a PVCu replacement conservatory to the rear of the property	ApproveConditionally 04-04-13
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REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

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

CONSULTATIONS

Southern Water Planning
Engineers (Drainage)
Engineering Services Manager

CONSULTATION RESPONSES RECEIVED:

Southern Water - The applicant is advised to consult Environmental Agency directly regarding the sewerage treatment plant which disposes of effluent to sub soil irrigation. The applicant is also advised to discuss the matter with Southern Water. Full comments are available online.

Drainage - Requested a pre commencement condition is applied relating to surface water disposal. Full comments are available online. The condition has been agreed with the applicant.

POLICY CONTEXT

Designation applicable to site:
Outside built up area boundary.

DEVELOPMENT PLAN POLICES

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
CSP1	C SP1 Countryside

[Aldingbourne Neighbourhood Plan 2016 POLICY H1](#) New housing or altering dwellings
Quality of Design

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

PRINCIPLE

The application site is situated outside of the built up area boundary as defined by SD SP2 of the Arun Local Plan (2011-2031). The proposal is for extensions and alterations to an existing building with the plot of an existing dwellinghouse. However, the proposal is in accordance with C SP1 of the Local Plan, as it is in accordance with D DM4 of this plan.

Aldingbourne has a 'made' Neighbourhood Plan with policy H1 of relevance to the application. The proposals complies with this policy.

The site is occupied by a detached house and is situated on a large plot.

DESIGN AND VISUAL AMENITY

The proposal is located to the front, side and rear of the property. The dwelling however sits on a substantial plot that is well screened by mature hedging and trees and with a fence and gates to the road frontage there are minimal views from the street scene.

Due to the extensive additions the development is not considered a subservient addition and is in conflict with DDM4 (b). It is however well integrated and appears in proportion to the rest of the dwelling. The surrounding properties are of a varied design and styles and therefore it is not out of character with the locality.

As the proposal has few views from the street scene, it is not considered to adversely impact the character or appearance of the area and accord with DDM1 and DDM4 (a) and (e) of the Arun Local Plan.

RESIDENTIAL AMENITY

The existing rear of the dwelling consists of a flat roof single storey extension and conservatory. The application proposes a two storey and single storey extension which will be sited above the existing

single storey rear and extend to the northern elevation with an increase in depth of 9m.

The two storey addition will have a width of 7m where it then decreases to single storey height for a further 12m. The rear 6m of the single storey extension will however form a covered area consisting of a car port and BBQ seating area. The additions will have a hipped roof with the two storey matching the height of the host dwelling and the single storey constructed with a maximum height of 5m with eaves to 2.4m.

A single and two storey extension will also be constructed to the west of the dwelling with a maximum depth of 4m which will wrap around the dwelling to the north. To the southern elevation there will also be a two storey extension which will form a balcony however it is modest with a width of around 4m and a depth of 1m.

Whilst the development proposes significant alterations to all elevations of the dwelling due to its siting within a large plot there is sufficient distance retained to all the boundaries and it is therefore not considered to appear overbearing or give rise to any overshadowing upon neighbouring occupiers.

A dormer will be constructed to the northern elevation and a number of windows at both first floor and ground floor level. It is noted the windows to this elevation may give rise to views north towards 'The Thatched House' however due to the separation distance between the two properties with a minimum of 29m to the north and the planting at the boundary it is not considered that any loss of privacy or overlooking would be significant in which a refusal would be justified. There will be 4 rooflights to the eastern elevation however as a result of their siting again there is not considered to be any adverse impact. There is a minimum of 30m retained to the southern elevation and the proposed balcony and additional windows are therefore not considered to give rise to adverse impacts upon the neighbouring amenity.

Whilst the extensions increase the bulk of the dwelling, due to sufficient separation and planting at all boundaries surrounding the dwelling, it is not considered to give rise to any adverse overlooking, overshadowing or overbearing impacts upon neighbouring amenity and accord with DDM1 and DDM4 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord with the relevant development policies and as such is recommended for approval subject to the following conditions and informatives.

HUMAN RIGHTS ACT

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 -
 - Site Plan - Site Plan - P05
 - Roof, Block and Location Plan - P04a
 - Second Floor Plan and East and West Elevations - P03a
 - Ground Floor Plan and North Elevation - P01a
 - First Floor Plan and South Elevation - P02

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM4 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 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

REPORT_629(ODB)

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.