

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

REF NO: AL/115/21/HH

LOCATION: Lidsey Barns, Tithe Barn
Lidsey Road
Bognor Regis
PO22 9QS

PROPOSAL: Erection of single storey side conservatory

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a single storey conservatory.

RELEVANT SITE HISTORY

AL/24/17/HH	Conversion of garage to form office over with store below ancillary to main dwellinghouse.	ApproveConditionally 13-06-17
AL/54/06/	Construction of 2 bay oak framed garage, timber up and over doors, weatherboard exterior, reclaimed plain clay tiles	ApproveConditionally 14-08-06

REPRESENTATIONS

Aldingbourne Parish have no objection to the application.

No representation received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Outside Built up area boundary
Area of Special Advert Control.

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

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 application seeks permission for a conservatory to an existing dwelling in a residential cul de sac. The proposal is in accordance with C SP1 of the Local Plan, as it is in accordance with D DM4 of this plan. Development can be in accordance with C SP1 if it refers to a specific use or type of development that is covered by another policy. In this case, the key policy considerations are D DM1 and D DM4 of the 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. The proposal does not comply with this policy 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 proposal is located to the rear of the property and is not visible from the wider area.

The property has large glazed doors to the south elevation. This will be enlarged and a conservatory will be constructed. The conservatory is modest in size with a depth of 2.85m. It appears well integrated within the glazed elevation.

Section M of the Arun Design Guide states 'The scale, massing and positioning of extensions should be visually subservient to the existing property'. 'Extensions should respond to and complement the existing character and appearance of the building'. The conservatory being modest in size, to the rear and of simple design, integrating with the existing glazed elevation is considered subservient and complies with the Design Guide.

With no viewpoints from the wider area, the proposal is not considered to result in harm upon the appearance of the property or wider area in accordance with D DM1 and D DM4 of the Plan and The Arun Design Guide.

RESIDENTIAL AMENITY

The conservatory will have a depth of 2.85m and a width of 4.85m. It will have a height of 2.1m. This retains 1.75m to the side boundaries.

To the east is the 'The Stables' and due to the size and siting of the proposal and neighbouring dwelling, it is not deemed to adversely impact this property and does not intersect a 45 degree angle. There are no

neighbours to the west or rear.

With the addition single storey in nature, views from the addition will be similar to existing over the garden of the host dwelling.

Due to the modest size and location of the development, it is not deemed to give rise to harm upon amenity and accord with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to comply 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
 - Proposed Elevation and Floor Plan - Page 3 of 4
 - Proposed Elevations - Page 4 of 4

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.