

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

REF NO: AL/116/21/HH

LOCATION: Field Place
Nyton Road
Aldingbourne
PO20 3UA

PROPOSAL: Erection of part single, part two storey side extension with first floor rear balcony and 1 x front dormer, and front porch extension following the demolition of side link building and part garage

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a part two storey and single storey extension with balcony and a front and rear facing dormer. There will also be a covered porch.

REPRESENTATIONS

Aldingbourne Parish Council provided no objection.

No representation received from nearby occupiers.

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

ADC Drainage - Apply standard condition relating to surface water drainage.

This has been agreed with the applicant.

POLICY CONTEXT

Outside the built up area boundary

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. However the application seeks development to an existing dwelling in a residential area. Therefore the principle of development is considered acceptable and as such will be assessed against relevant development plan policies. The key policy considered is D DM1 and D DM4 of the Arun Local Plan and the Design Guide.

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 semi detached chalet bungalow with an attached double garage. This will be removed and replaced with a two storey side extension and a single storey garage.

The dwelling is located to the rear of an access road off Nyton Road and views are largely restricted.

The development adds bulk to the side of the dwelling and as such is not considered to appear a subservient addition in conflict with D DM4 (b). However, it does appear well integrated with the host dwelling, with matching eaves height and materials. It will have a gable end roof and the single storey addition will have a lean to roof.

There will be a covered porch which is located forward of the two storey extension, meeting with the principal elevation. It will extend in line with the eaves and with it open in appearance it is considered acceptable and does not appear unduly dominant.

The two storey side extension extends further forward than the existing garage by approximately 2.25m although still remains 1.35m behind the principal elevation. The single storey garage is located further back retaining around 5.5m to the principal elevation.

There will be a front facing dormer which has a width of 1.2m, depth of 2.5m and a height of 1.5m. This is modest in size with a flat roof, matching the design of an existing dormer to the host dwelling.

The Arun Design Guide states ' roof extensions should favour small scale dormer windows with pitched roofs over large, flat box-shaped designs'. The proposed does have a flat roof dormer which conflicts with this statement however the host dwelling has an existing flat roof dormer and it appears integrated with the existing design. There is a small pitched roof dormer to the rear. 'Side extensions should in most cases be set back from the front of the house and set down from the existing roof ridge height by a minimum of 0.5 metres', which the proposal complies with.

Whilst the development will add bulk and alter the design of the dwelling, it is not considered harmful upon the street scene or wider area with limited views and as such complies with D DM1 and D DM4 (a) and (e) of the Arun Local Plan.

RESIDENTIAL AMENITY

The two storey extension will have a width of 5.15m and run along the full side elevation and slightly beyond the rear, forming a balcony at first floor. The side extension will then reduce to single storey with an additional 3.5m width, although the depth will reduce.

The side extensions retain 9.75m to the western boundary. This forms the rear boundary of the neighbouring property at 'Honiton' and as a result of the separation, the addition is not considered to result in adversely overbearing or overshadowing impact.

The two storey addition will extend 1.6m beyond the rear elevation which will form a balcony at first floor. This will be accessed via a proposed pitched roof dormer. This is modest in size with a depth of 1.6m and a width of 4.85m.

This will have views over the garden of the property to the north west at Tabbuenella. This is not considered to provide views into direct windows due to the siting of the properties, however would still provide additional views over the garden which are not currently achievable. As such, it will be conditioned that screening should be provided to the north west boundary to limit adverse overlooking.

Views to the south east, will look towards the rear of 'Honiton' although with 13m to the boundary and a further 28m to the rear of the property, views are not considered significant.

Due to the siting of the proposal, the development is not considered to result in significant harm upon amenity by way of overbearing, overshadowing or overlooking 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
 - Site Plan - 3b
 - Proposed Plans - 2b

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 Balcony screening shall be installed to the north west elevation of the rear balcony and at all times be obscured glazed and to a height of 1.7m. This shall be installed prior to the first use of the balcony and be retained thereafter in perpetuity.

Reasons: In the interests of the amenity of the neighbouring dwelling in accordance with policies D DM1 of the Arun Local Plan.

- 4 The materials and finishes of the external walls and roof of the building hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policies D DM1 of the Arun Local Plan.

- 5 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.

- 6 **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.

- 7 **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.