

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

REF NO: AL/119/18/HH

LOCATION: Holly Cottage
27A Belle Meade Close
Aldingbourne
PO20 3YD

PROPOSAL: Single storey sun room extension to the side of the property and the lengthening of the porch 'lean to' roof with new bow window below.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks planning permission for the construction of a single storey sun room extension to the side of the property and the lengthening of the porch 'lean to' roof with new bow window below. The single storey sun room extension will be situated at the rear of the existing dwelling, extend approximately 2.5m in length, 3.1m in width and be built to an approximate height of 3.1m.
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RELEVANT SITE HISTORY

AL/133/17/HH	Front dormer window & larger dormer window to rear dormer.	ApproveConditionally 08-03-18
AL/114/17/NMA	Application for a non- material amendment following the grant of AL/25/12/ for amendment to roof design & fenestrations.	Approve 09-02-18

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Aldingbourne Parish Council:
No response received from Aldingbourne Parish Council.

2No. letters of Objections received from nearby occupiers,
- Over-development of a very small plot
- Not in-keeping with street aesthetics.

CONSULTATIONS

Engineering Services Manager
Engineers (Drainage)
Southern Water Planning

CONSULTATION RESPONSES RECEIVED:

Southern Water- No objection subject to informative.

Drainage Engineer:

Requested standard condition ENG2B be included, however, it is not considered that a drainage condition is necessary as the extension is modest.

POLICY CONTEXT

Designation applicable to site:
Built up area boundary
Lidsey Catchment area.

DEVELOPMENT PLAN POLICES

SDSP2	SD SP2 Built-up Area Boundary
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

[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 proposed development is situated within the Built up area boundary where the principle of development is acceptable subject to accordance with relevant development plan policies. As stated in SDSP2 the key policies considered are DDM1 and DDM4 and H1 of the Aldingbourne Neighbourhood Plan.

DESIGN AND VISUAL AMENITY

The proposed extension is situated to the side of the dwelling and therefore will be visible in the street scene. The proposed extension will be single storey and due to its size and location is considered a subservient addition to the host dwelling. The proposals will be constructed of materials to match that of the existing dwelling and is therefore not considered to impact the spatial pattern or character of the area and accord with policy DDM1 and DDM4 of the Arun Local Plan and H1 of the Aldingbourne Neighbourhood Plan.

The other aspect of this planning application is the lengthening of the porch 'lean to' roof with new Bow window. This is on the front elevation and protrude from the front elevation by approximately 0.4m

NEIGHBOURHOOD RESIDENTIAL AMENITY

The proposed extension will be sited at the side of the dwelling and will extend approximately 2.5m in length, 3.1m in width and be built to be a proposed height of 3.1m. A set of glass doors will be installed to the Eastern and Southern elevation which will overlook the rear garden. There is approximately a 7.5m distance proposed between the proposed sun room and the existing structure in the rear garden. Although the garden space left will be limited it is considered that there will be sufficient space remaining. Given the boundary treatment and proposed height of the rear extension it is not considered that there will be any unacceptably adverse impacts to the residential amenity.

The proposed lengthening of the 'lean to' porch and addition of a Bow window although overlooking the road is not considered to give rise to any additional overlooking, as it is replacing an existing large window.

SUMMARY

The proposed development is deemed to accord 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 Site Plan, Proposed ground floor plan and Substitution 13.12.2018 Proposed Elevations Rev A.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 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 identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

- 4 INFORMATIVE:
A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk. Please read our New Connections Services Charging Arrangements documents which has now been published and is available to read on our website via the following link <https://beta.southernwater.co.uk/infrastructurecharges>.