

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

REF NO: AL/121/18/HH

LOCATION: Freya
Fontwell Avenue
Eastergate
PO20 3RU

PROPOSAL: Front single storey extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks planning permission for the construction of a single storey front extension. The proposed extension will measure approximately 4.76m in width, 3m in length and with a proposed height of 3.66m.

RELEVANT SITE HISTORY

AL/74/09/	Proposed single storey front extension (disabled W.C and shower)	ApproveConditionally 08-10-09
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REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

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

No representations received from nearby occupiers.

CONSULTATIONS

Southern Water Planning
Engineering Services Manager
Engineers (Drainage)

CONSULTATION RESPONSES RECEIVED:

Southern Water: Requested a standard informative be included.

Arun District Councils Drainage Engineers:
Requested standard condition ENG D2B be included however it is not considered that a drainage

condition is necessary as the similar works could be considered Permitted Development.

POLICY CONTEXT

Designation applicable to site:
Outside the Built-up area boundary
Lidsey Drainage catchment area.

DEVELOPMENT PLAN POLICES

DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
DDM1	D DM1 Aspects of form and design quality
SDSP2	SD SP2 Built-up Area Boundary
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 application site is situated outside of the Built up area boundary as defined by SDSP2 of the Arun Local Plan. The proposal is for a single storey front extension. The proposal is in accordance with CSP1 of the Arun Local Plan, as it allowed under DDM4 (a) and (c) of this plan. Development can be in accordance CSP1 if it refers to a specific use of type of development that is covered by another policy (as this development is in accordance with DDM4). In this case, the key policy considerations are deemed to be DDM1 and DDM4 of the Arun Local Plan and H1 of the Aldingbourne Neighbourhood Development Plan.

DESIGN AND VISUAL AMENITY

The proposed extension is situated at the front of the property and as such will be visible in the street scene. However, the proposed extension is considered well integrated and subservient to the host dwelling and it is considered that the development will not have any unacceptable adverse impacts upon the spatial pattern or character to the area and will accord with DDM4 and DDM1 of the Arun Local Plan and Policy H1 of the Aldingbourne Neighbourhood Plan.

NEIGHBOURHOOD RESIDENTIAL AMENITY

The proposed extension will be a length of approximately 3m, a width of 4.76m and be built to a proposed height of approximately 3.66m. There will be 1 window installed to the front however views will not be additional to that which are already possible and would be of the street scene.

Due to the size and location of the extension, it is not considered to give rise to any overlooking, overbearing or overshadowing and is in accordance with DDM1 and DDM4 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord with relevant development 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, Block, Proposed floor plans and elevations Sheet 1 of 2 and Existing floor plans and elevation and existing and proposed roof plans Sheet 2 of 2.

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 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.
- 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>.