

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

REF NO: AL/12/19/HH

LOCATION: Fairview
Nyton Road
Aldingbourne
Chichester

PROPOSAL: Rear extension and full loft conversion with dormer window

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a rear extension to include a gable roof extension and loft conversion with dormer to the front elevation.

RELEVANT SITE HISTORY

AL/57/90	Residential conservatory	ApproveConditionally 02-07-90
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REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

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

CONSULTATIONS

Natural England

CONSULTATION RESPONSES RECEIVED:

Natural England- Stated they had no comment in response to the application.

POLICY CONTEXT

Designation applicable to site:
Outside the built up area boundary
Archaeological Notification Areas
Area of Special Control (Adverts)

DEVELOPMENT PLAN POLICES

Arun Local Plan 2011 - 2031:

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 EH6 Protection of trees and hedgerows

Aldingbourne Neighbourhood Plan 2016 POLICY H2 Range of house types
Housing Mix

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS**PRINCIPLE**

The proposed development is situated outside the built up area boundary as defined in SDSP2 of the Arun Local Plan. The proposal is for extensions and alterations to an existing buildings within the plot of an existing dwellinghouse. However the proposal is in accordance with CSP1 of the Local Plan, as it refers to a specific use or type of development that is covered by another policy. In this case the key policies considerations are DDM1 and DDM4 of the Arun Local Plan,

Aldingbourne has a 'made' Neighbourhood Plan with policy EH6 and H2 of relevance to the application. The proposal complies with these policies.

The site is occupied by a detached bungalow.

DESIGN AND VISUAL AMENITY

The proposal seeks to construct a dormer window to the front elevation of the dwelling and therefore the development is visible from the street scene. There is however sufficient hedging to the front of the property and therefore the view is largely restricted.

The proposal appear subservient to the host dwelling. The dormer is modest in size and does not appear unduly dominant upon the front elevation. The surrounding properties are of a varied design and style and as such the alteration will not result in the property appearing out of character the area. Grey Cedral cladding is proposed however there is already cladding to the front elevation and again it is not considered to significantly impact the appearance of the dwelling in the area.

With much of the development to the rear, the proposal is not considered to adversely impact the spatial pattern or character of the area and accord with DDM1 and DDM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The proposal will construct an extension to the rear of the property at both single and two storey height. The two storey part of the development will extend to a depth of approximately 4.2m and run along the rear elevation for 7.2 m. The depth will then reduce to 2.2m with a maximum height of 3.6m.

The two storey extension will have gable roof to match the height of the existing dwelling and this therefore adds bulk to the rear of the property. The property however retains 6.5m to the west and 2.3m to the east. This is considered sufficient distance in which any overbearing or overshadowing is not considered significant. The proposal also does not extend beyond that of the neighbouring dwelling to the north west.

Additional doors and windows to the rear are at a single storey level and not considered to give rise to any adverse overlooking additional to that which is already possible. There will 1 additional window to the rear first floor extension however due to its siting and with 23m to the rear, it is not considered to give rise to any adverse overlooking upon side or rear neighbouring properties. There will be a velux to the south east elevation at first floor level and to the single storey addition however again due to the siting and separation, it is not considered to give rise to any adverse overlooking.

The proposal due to the design and siting is not considered to harm neighbouring amenity by way of overbearing, overshadowing or overlooking and accord with DDM1 and DDM4 of the Arun Local Plan.

SUMMARY

The proposal 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 Plan
 - Block Plan
 - Proposed Elevations
 - Proposed Plans

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.