

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

REF NO: AL/130/18/HH

LOCATION: 8 Victoria Gardens
Westergate
PO20 3YL

PROPOSAL: Single storey rear extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION This application seeks planning permission for the construction of a single storey rear extension. The proposed extension will measure approximately 1.8m in depth, 5.5m in width and be built to a proposed height of 3.6m.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Aldingbourne Parish Council: Nor response received from Aldingbourne Parish council.

No representations received from nearby occupiers.

CONSULTATIONS

Engineering Services Manager
Engineers (Drainage)
Southern Water Planning

CONSULTATION RESPONSES RECEIVED:

Southern Water- Informative added.

Drainage Engineers - Requested a standard condition be included, however, it is not considered necessary as the extension is modest.

POLICY CONTEXT

Designation applicable to site:

- Within the built up area boundary.
- Not Listed Building
- Not within a Conservation area.
- Within Lidsey Drainage 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 application site is situated within the Built up area boundary, as defined by policy SD SP2 of the Arun Local Plan, where the principle of development is acceptable subject to accordance with relevant development plan policies. As stated in SD SP2 the key policies considered are D DM1 and D DM4 of the Arun Local Plan and the National Planning Policy Framework and H1 of the Aldingbourne Neighbourhood Plan.

DESIGN AND VISUAL AMENITY

The proposed single storey extension is situated to the rear of the host dwelling and as such will not be visible within the street scene and as such will not adversely impact upon the established character and spatial pattern of the street scene. The proposed extension due to its design and siting is considered to appear well integrated and subservient to the host dwelling. The proposed materials will match the existing dwelling and it is considered that the proposed development will not have an unacceptably adverse impact upon the established character of the host dwelling and will accord with D DM4 and D DM1 of the Arun Local Plan.

NEIGHBOURHOOD RESIDENTIAL AMENITY

The proposed extension will be a proposed length of approximately 1.8m, a width of 5.5m and be built to a proposed height of 3.6m. The proposed extension will consist of glazed doors overlooking the rear garden of the property and 3No. roof lights.

There is a separation distance of approximately 9.6m to the Western boundary, 7m to the Southern boundary and 2.7m to the Northern boundary and is therefore considered to be sufficient to reduce any overlooking or overshadowing. Due to the location of the extension it is not considered to give rise to any harm to adjoining occupiers due to loss of privacy.

The proposal by virtue of its single storey construction and height is not considered to give rise to any unacceptable adverse overbearing, overshadowing and overlooking impacts upon the neighbouring residential amenity and therefore in accordance with policies D DM1 and D DM4 of the Arun Local Plan.

The agent has also confirmed that when designing the surface water drainage the applicant will be providing an egg crate style soakaway designed in compliance with Part H of the Building Regulations and that it will be larger than is required.

SUMMARY

The proposed development is deemed to accord with the 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 Existing and proposed floor plans, Elevation, Location and site plans DPA-01.

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.
- 4 INFORMATIVE:
A formal application for connection to the public sewerage system is required in order to

service this development, please contact Southern Water, Sparrowgate House, Sparrowgate, Otterbourne, Hampshire SO21 2SW (TEL: 0330 303 0119) or www.southernwater.co.uk. Please refer 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/infrastructure-charges>.