

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

REF NO: AL/133/21/HH

LOCATION: Mellotron
8 Dukes Road
Fontwell
BN18 0SP

PROPOSAL: Erection of single storey rear extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to erect a single storey rear extension with a semi pitched roof design with a flat top at an approx. 4m height and associated roof light. The proposal is approx. 5.7m in depth and approx. 4.3m in width, projecting to the rear from the existing kitchen.

RELEVANT SITE HISTORY

AL/28/07/ Single storey rear extension: roof extension and insertion of 3 No. dormers and 3 No. velux roof windows : new porch: internal and external adaptations to suit ApproveConditionally
25-04-07

REPRESENTATIONS

Aldingbourne Parish Council:
The Parish Council has no objection, but if ADC are minded to approve then consideration should be given to the impact it has on the Dark Skies area (EH10).

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

Drainage Engineers comments:

The application is within the Lidsey Treatment Catchment, therefore surface water drainage design should be carefully considered. Infiltration must be fully investigated. Request the following condition and informative to be applied: PCENGD2 and IFORMD.

POLICY CONTEXT

Lidsey Treatment Catchment Area

Outside Built-Up Area Boundary - Countryside (C SP1)

DEVELOPMENT PLAN POLICIES

[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)
CSP1	C SP1 Countryside

[Aldingbourne Neighbourhood Plan 2019-31 Policy EH10](#) 'Unlit Village' status

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
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CONCLUSIONS

PRINCIPLE

In this case, the key policy considerations are C SP1, D DM1 and D DM4 of the Arun Local Plan and Section M of the Arun Design Guide.

Policy C SP1 of the Arun Local Plan states that land outside of the Built-up boundaries will be defined as countryside, and recognised for its intrinsic character of beauty. There are then six caveats which allow development to be permitted. Development can be in accordance with C SP1 if it refers to a specific use or type of development that is covered by another policy. In this instance the proposal is in accordance with C SP1 as it is in compliance with policies D DM1 and D DM4 of the Arun Local Plan.

Policy D DM1 sets out 13 design aspects of which applications should be assessed against. These include: Character, Appearance, Impact, Innovation, Adaptability, Crime Prevention, Trees, Public realm, Layout, Public Art, Density and Scale.

Policy D DM4 sets out criteria for which applications relating to extensions and alterations of existing buildings must be assessed against. They generally seek to minimise the impact of the proposal on the character of the host dwelling, its neighbours and the locality.

Arun has a Design Guide which provides detailed guidance that will help raise design standards across the District. Developments should respond to the distinctiveness and characteristics of their surroundings in terms of scale massing and materials, protect the amenities of occupants and neighbours and seek to minimise energy consumption and improve environmental performance.

DESIGN AND VISUAL AMENITY

The host dwelling is a large detached property. The proposal is approx. 5.7m in depth and approx. 4.3m in width, projecting to the rear from the existing kitchen. The proposed rear extension projects approx. 2.7m further to the rear of the property than the existing rear extension found on the host dwelling. The height of the proposals roof is approx. 4m with a rooflight that peaks at approx. 4.3m. There are no views

of the proposal from the street and as such it has no adverse visual impacts on the street scene. The scale of the proposal is appropriate within the curtilage of the site when considering the size of the host dwelling and the substantial retention of rear garden space at approx. 22.5m. The materials incorporated into the design of this extension are also matching to those found on the host dwelling. The proposal is visually integrated and subservient to the host dwelling.

Due to the scale and design of the proposal, it is not considered to result in an adverse appearance on the character of the area or street scene and accord with D DM1 & D DM4 of the Arun Local Plan and Section M of the Design Guide.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed rear extension sits against the South-East site boundary, neighbouring No. 7 Dukes Road. The proposal projects approx. 5.7m to the rear of the property but does not intersect neighbouring 60 degree sight lines as set out by Section M of the Arun Design Guide. The property at No.7 Dukes Road is separated from the bordering site boundary by approx. 4.5m and has an outbuilding at the site boundary that partially obscures views of the proposal. There is minimal impact (overbearing or overshadowing) due to the single storey nature of the extension.

The proposal includes rear facing glass doors and windows and North-West facing glass doors. The proposal is single storey and the rear facing glass doors and windows provide no adverse impacts by way of overlooking. The side facing (North-West) glass doors look to the North-Western site boundary but retain approx. 8m of distance to the boundary, and does not create overlooking.

The proposal as a result of the siting and separation is not considered to result in harm upon neighbouring amenity and accord with policies D DM1 & D DM4 of the Arun Local Plan and Section M of the Design Guide.

DRAINAGE

The proposal is located within the Lidsey Treatment Catchment. The Council's drainage engineer has requested that pre-commencement condition PCENG2 and the associated informative are attached to the application decision. This condition and informative are attached in effort to monitor and mitigate the cumulative impact on surface water runoff that is caused by an increase in impermeable surface area.

UNLIT VILLAGE AREA (EH10)

Aldingbourne Neighbourhood Development Plan classes the area in which this proposal is present, an 'unlit village'. Policy EH10 states that development that would detract from the unlit nature of the area are to be refused. The proposal is of small scale and proposes no substantial exterior lighting. It does not give rise to significant light pollution and as such, it is compliant with EH10.

SUMMARY

The development accords 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:

- Proposed elevations RN/21/004
- Proposed floor plans RN/21/003
- Block Plan

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 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.

- 4 **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.
- 5 **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.