

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

REF NO: AL/134/18/HH

LOCATION: Barn Tiles
Level Mare Lane
Fontwell
PO20 3SB

PROPOSAL: Single storey extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a single storey extension to the eastern elevation of the dwelling.
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REPRESENTATIONS

REPRESENTATIONS RECEIVED:

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

CONSULTATIONS

Arboriculturist

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
Outside built up area boundary
Tree Preservation Order
A.S.C

DEVELOPMENT PLAN POLICES

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 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 SD SP2 of the Arun Local Plan (2011-2031). The proposal is for extensions and alterations to an existing building with the plot of an existing dwellinghouse. However, the proposal is in accordance with C SP1 of the Local Plan, as it is in accordance with D DM4 of this plan. 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 case, the key policy considerations are deemed to be D DM1 & D DM4 of the Arun Local Plan.

Aldingbourne has a 'made' Neighbourhood Plan with policy H1 of relevance to the determination of the application. The proposal complies with this policy.

The site is occupied by a two storey detached dwelling. It is situated on a large plot.

DESIGN AND VISUAL AMENITY

The dwelling is situated on a large plot and as a result the proposal is not visible from the street scene with a sufficient separation distance of 53m to the street and boundary treatment in place. The proposed extension is modest in size and appears subservient to the host dwelling with materials to match the existing dwelling. Due to the siting of the proposal and its size it not deemed to impact upon the spatial pattern or character of the area and accord with DDM1 and DDM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The proposal will be sited to the corner of the dwelling and visible from the north and eastern elevation. It will extend to meet in line the eastern elevation at a width of around 2.3m and a length of around 2.7m. It will have a sloping roof with a maximum height of 3m. It is therefore modest in size and not considered to appear overbearing with 15m to the northern boundary and 53m to the eastern. Due to this, it is also not considered to give rise to any overshadowing. Due to the separation distance to the site boundaries and sufficient fencing also in place there is not considered to be any adverse overlooking impacts upon neighbouring amenity.

The development is not considered to give rise to any adverse overlooking, overshadowing or overbearing and accord 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 Plan
 - Site Plan
 - Proposed Cross Section - Rev C
 - Proposed Ground Floor Plan - Rev A
 - Proposed Elevations - Rev C

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.