

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

REF NO: AL/137/18/HH

LOCATION: Oaklands
Littleheath Road
Fontwell
BN18 0SR

PROPOSAL: Single storey extension & detached garage.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a single storey extension to the north, eastern and western elevation of the dwelling. A detached double garage is also proposed.
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REPRESENTATIONS

REPRESENTATIONS RECEIVED:

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

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
Outside Built up area boundary

DEVELOPMENT PLAN POLICES

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
DSP1	D SP1 Design

[Aldingbourne Neighbourhood Plan 2016 POLICY H1](#)

New housing or altering dwellings

Quality of Design

PLANNING POLICY GUIDANCE:

NPPG	National Planning Practice Guidance
NPPF	National Planning Policy Framework

CONCLUSIONS

PRINCIPLE

The application site is situated outside of the built up area boundary as defined by SD SP2 of the Arun Local Plan. 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 application. The proposal complies with this policy.

DESIGN AND VISUAL AMENITY

The proposal is situated to the front of the dwelling and is visible from the street scene. There is sufficient hedging to the front boundary which restricts some of the view from the road.

The surrounding properties are of a varied design and style and the proposal as a result is not considered out of character. Whilst the development it is large it is considered well integrated with the host dwelling with the materials used to match that of the existing dwelling.

The proposal is not considered to adversely impact the spatial pattern or character of the building and accord with DDM1 and DDM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The bulk of the proposed extension is to the north elevation of the dwelling. It is relatively large with the proposal to extend an additional 10.7m from the northern elevation of the dwelling. It will extend the full width of the dwelling with a slight projection to principal elevation at a depth of 0.9m and a gable roof. The extension will also increase in depth beyond the rear elevation by 2.8m. The height will match that of the existing dwelling with the front projection at a height of 4.5m.

Whilst the addition is large, 8.8m is retained to the northern boundary with sufficient hedging and planting also in place to minimise any adverse impact upon the neighbouring property at this elevation.

Around 6m is retained to the rear garden however the land behind the red edge on the plan is also in ownership of the applicant and therefore there is sufficient separation distance to ensure the proposal does not give rise to any adverse overlooking, overshadowing or overbearing upon surrounding occupiers.

Due to the siting of the extension and the separation distance there is not considered to be any adverse overlooking as a result with additional doors to the southern elevation overlooking the rear garden and windows to the front overlooking the street scene.

The application also proposes a detached double garage to the front boundary of the property. It will have a height of around 4.5m with eaves to 2.4m. Whilst again it is a large addition with a width of 5.9m and a depth of 5.5m there is sufficient space retained within the plot and again due to the sufficient planting the view is slightly impeded to the front and northern elevation. It is also sited close to the front boundary however again the boundary treatment helps to slightly screen the proposal and reduce any adverse overbearing impact.

The proposed extension and detached garage due to the siting, sufficient separation and boundary treatment is not considered to harm neighbouring amenity by way of overshadowing, overbearing or overlooking and accord with DDM1 and DDM4 of the Arun Local Plan.

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
 - Proposed Elevations , Block and Location Plan - Sheet 2 of 4
 - Existing Elevations and Existing and Proposed Roof Plans - Sheet 4 of 4
 - Proposed Garage Elevations and Roof Plan - Sheet 3 of
 - Proposed Floor Plan - Sheet 1 of 1

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.