

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

REF NO: AL/16/21/HH

LOCATION: 15 Ivy Close
Westergate
Aldingbourne
PO20 3RF

PROPOSAL: Rear single storey extension and alterations

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above

RELEVANT SITE HISTORY

AL/97/20/CLP	Lawful development certificate for a Proposed rear single storey extension	PP Required 08-02-21
AL/22/15/HH	Front & rear extensions.	ApproveConditionally 29-04-15
AL/53/11/	Resubmission of planning application, AL/111/10, with revised access arrangement	NON DET APPEAL 19-08-11 Appeal: Dismissed 15-02-12
AL/54/11/	Erection of 1 No 3 bedroom chalet cottage with complete closure of layby (Resubmission of AL/111/10/)	NON DET APPEAL 19-08-11 Appeal: Dismissed 15-02-12
AL/111/10/	Erection of 1 No 4 bedroom chalet cottage	Withdrawn 22-12-10

REPRESENTATIONS

Aldingbourne Parish Council:
No objection

No representation from nearby occupiers.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

Drainage Engineers:

If minded to approve please include PCENG2 and relevant informative INFORM2.

RESPONSE TO CONSULTATIONS

Whilst the proposal is in the Lidsey Treatment Catchment it is not considered that the proposal would require ground water monitoring as the floor space increase is minimal with more being able to be constructed under permitted development to the rear without any submission of details. As such the condition has not been included.

POLICY CONTEXT

Designation applicable to site:

Lidsey Treatment Catchment

Within the Built Up Area Boundary

WSCC Mineral Consultation Area

Tree Preservation Orders

HRA Buffer SD10 (0)

DEVELOPMENT PLAN POLICIES

CONCLUSIONS

PRINCIPLE

The key policies considered are 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.

Aldingbourne has a made Neighbourhood Plan with policy H1 of relevance to the application. The proposal complies with this policy. Aldingbourne Parish Council are working on a new Plan which has been submitted for Regulation 14 consultation.

DESIGN AND VISUAL AMENITY

The development will be at the rear of the property as such there will not be many views from Ivy Close or from the wider locality. As such the impact on the character of the area is minimal.

The single storey rear extension has a maximum height of 4.4m and an eaves height of 2.4m to match that of the existing dwelling, allowing the proposal to be well integrated to the host dwelling. With the dwelling removing an extension the difference in the floorspace gained to the rear is only 0.6m. Due to the roof height the proposal is not considered to be subservient to the host dwelling but does not have a significant impact on the visual amenity of the dwellinghouse due to the location to the rear as such it is not a reason for refusal.

The addition of the pitched roof results in the roof length being extended by 6m, which will be visible to the Beech Close. There are other examples of rear extensions and alterations to the roofs within the local area and the design and use of similar materials will result in it being well integrated into the host dwelling.

As a result this proposal is not considered to result in an adverse appearance on the street scene, or result in a harmful impact upon the host dwelling, and as such, is deemed to be in accordance with D DM1, D DM4(a), (b) and (e) of the Arun Local Plan and J.01 of the Arun Design Guide which outlines that built form and character varies considerably throughout the Arun District as a whole and within the settlement character areas identified in section C.06 of the design guide. Also section M, referring to householder extensions. Extensions should respond to and complement the existing character and appearance of the building and wider townscape in terms of scale, massing. It is considered this is achieved, with the addition appearing well integrated and sympathetic in design to the host dwelling.

RESIDENTIAL AMENITY

The development is not considered to have any significant impact upon the residential amenities of neighbouring dwellings. The construction would be located 9.7m from the boundary to the rear. The windows and doors are sited on the ground floor where no new views into neighbouring property, other than those existing, can be gained.

As the proposal is single storey it is considered to mitigate any potential for loss of privacy. Whilst the proposal includes the addition of 'velux' windows to the rear of the dwelling which will have a height of approximately 3m the views from it will not allow views of the neighbouring properties that would be unacceptable due to the single storey nature of the neighbouring dwellings. Therefore, the proposed development is considered to be in accordance with D DM1(3) and D DM4(c) of the Arun Local Plan.

Given the location and height of the proposed extension it is not deemed to effect any of the local properties with regards to the 45 degree rule. This is because it is a single storey development that does not cross the view from the neighbouring windows.

Furthermore, due to the scale of the development and location in the middle of a suburban area it is not considered that for a development of this scale a bat survey is required.

As such, the proposed development is considered to be in accordance with D DM1(3) and D DM4(c) of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord 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.

CIL DETAILS

This application is not CIL Liable.

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 plan:
- Householder Planning Application, Rear extension, Location, Site, Floor Plans and elevations Dwg No. DPA-01 Rev 03

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:** The permission hereby granted in this application is in relation to the works to the rear of the property alone.