

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

REF NO: AL/18/21/HH

LOCATION: Fairways
Fontwell Avenue
Eastergate
PO20 3RU

PROPOSAL: New roller door on garage, two storey side extension, rear white aluminium Bifold doors, garage to be increased in height, roof to have new gray tiles & first floor to have gray cladding.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above

REPRESENTATIONSAldingbourne Parish Council:
Request a resubmission with more detail on the plans.

No representation from nearby occupiers.

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

No response from Drainage engineers. It is noted the proposal is within the Lidsey Treatment Catchment as such is likely PCENDG2 and INFORMD would have been requested. Due to the proposal not having previous extensions under permitted development it is not considered appropriate to include PCENDG2 as a larger surface area could have been achieved under permitted development.

POLICY CONTEXT

Designation applicable to site:
Outside the Built Up Area Boundary
Lidsey Treatment Catchment
WSCC Mineral Consultation Area
Area of Special Control (Adverts)

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)

PLANNING POLICY GUIDANCE:

NPPDG	National Design Guide
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

PRINCIPLE

The key policies considered are D DM1 and D DM4 of the Arun Local Plan. Additionally, CSP1 as the proposal is outside the Built Up Area Boundary.

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.

PERMITTED DEVELOPMENT

The proposal seeks to alter the garage door to be a roller shutter, change of roof tiles and cladding the first floor of the development, this could be completed (in certain circumstances) under the General Permitted Development Order.

DESIGN AND VISUAL AMENITY

The proposal is to the side of the dwelling and will be visible from the street scene due to the locality of the property.

The host dwelling is sited down a private road, and has a driveway which sets the host dwelling back from the street scene by approximately 12m. As such, the garage is considered to have no significantly harmful impact upon the character of the locality because there are a few available views of the proposal from the public realm as well as the increase being minor in nature.

The proposed extension has an increase of 0.88m, which is minor in nature. Furthermore, the proposal extension aligns with the front and rear faces of the host dwelling which is also considered to contribute to the subservient and well integrated appearance of the proposed extension.

The property seeks to introduce a two storey side extension as well as other alterations to the property. The two storey aspect will have a maximum width of 6.6m at the western most point. The depth of the proposed side extension is 7.81m with a height of 7.9m to match that of the existing pitch height.

Whilst the proposal is not subservient to the dwelling it is not considered to cause reason for refusal. This is due to the location and use of materials that will match existing which seeks to ensure it appears well integrated and unobtrusive in appearance of the spatial pattern. Surrounding properties are mixed in design and style further allowing the proposal to appear well integrated with the surrounding street scene. Furthermore, there is some screening to the front of the property in the form of bushes and trees. There is also mature foliage between that of the main road and the private road that Fairways is located on, these screen the proposed development further.

The use of cladding is not dissimilar to others in the area.

Due to the design and siting the proposal is not considered to result in a harmful appearance upon the street scene or character of the area and accord with D DM1 and D DM4 of the Arun Local Plan.

NEIGHBOURING RESIDENTIAL AMENITY

The development is not considered to result in harmful overbearing or overshadowing impact upon the occupiers of nearby dwellings. This is as a result of the siting of the development, being sited a significant distance from nearby dwellings. To the north where the majority of the works are proposed there are no neighbouring properties with a footpath and grass verge. The rear extension is the aspect that will have the greatest effect on the neighbouring properties and due to the single storey nature of the proposal is not considered to result in any change in available views from the host dwelling itself.

The Arun Design Guide explains in section M that alterations to a dwellinghouse should compliment the character and appearance of the building and wider landscape. The scheme is not considered to be well integrated which is achieved through the simple design. However, due to the scale of the proposal and siting in line with the principle elevation is cannot be considered to have an unobtrusive form. As such the proposal conflicts with the Arun Design Guide.

The separation distance between the proposed extension is considered sufficient to avoid any overbearing and overshadowing. This is due to the 0.7m gap to the boundary with a further 8m to the side elevation of the neighbouring dwellinghouse. The proposal does seek to have two windows on the side elevation at first floor. To avoid overlooking of the neighbouring property these windows have been conditioned to be obscure glazed and fixed shut to 1.7m, this is considered enough to mitigate any overlooking from the proposed development whilst allowing the function of the en-suites to not be impaired.

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

SUMMARY

The development is deemed to accord with relevant development plan policies and is recommended for approvals 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 plans ...
 - Location and Block Plan 01
 - Existing GF Plan No:01
 - Proposed GF Plan No:02
 - Existing FF Plan No:03
 - Proposed FF Plan No:04
 - Existing Roof Plan No:05
 - Proposed Roof Plan No:06
 - Existing Elevations No:07
 - Proposed Elevations No:08
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 The window at or above first floor level in the East elevation of the building (shown on plan labelled Proposed FF Plan No:04) shall at all times be and remain obscurely glazed and fixed shut up to 1.7m from the finished floor level.

Reason: In the interests of the amenities of the occupants of nearby properties in accordance with policies D DM1 of the Arun Local Plan.
- 4 **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.