

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

REF NO: AL/23/20/HH

LOCATION: Innisfree
26 Belle Meade Close
Woodgate
Aldingbourne

PROPOSAL: Single storey ground floor rear extension and new roof to provide habitable accommodation.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a first floor to an existing chalet bungalow. There will be a single storey extension to the ground floor.
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RELEVANT SITE HISTORY

AL/60/94	Approval of reserved matters following AL/11/91 for the erection of 1 bungalow	ApproveConditionally 25-08-94
AL/11/91	Outline application for 1 no bungalow with access from Belle Mead Close	ApproveConditionally 26-06-91
AL/80/90	Outline Application for 1 No. domestic dwelling - 2 storey house with access from Orchard Gardens	Refused 08-10-90

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

No response.

Objection received

- Original bungalow not constructed to approved plans which impeded on privacy.
- The development will provide significant views into our property.
- Overbearing and will dwarf our bungalow.
- Contrary to policy DDM1 and DDM4

Comments noted and addressed in conclusion. The application is assessed on its own merits.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built up area boundary.

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)
DSP1	D SP1 Design

[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

They key policies considered are D DM1 and D DM4 of the Arun Local Plan. Aldingbourne has a made Neighbourhood Plan with policy H1 of relevance. The proposal complies with this policy.

DESIGN AND VISUAL AMENITY

The property is set back from the street scene (Belle Meade Close) along an access road with fencing and the property is not visible from the wider area.

The property is a chalet bungalow with a hipped roof. The development will significantly alter the appearance of the property by constructing a first floor, essentially forming a two storey dwelling.

As a result of the first floor, this will increase the eaves height and roofline by approximately 1.75m and is not considered a subservient addition. The proposal appears well integrated with the property, although not necessarily subservient.

There will be be a porch extension which will be two storey with a glass frontage, however due to the siting of the property, this is not unduly dominant in appearance.

Materials are brick and render, with cladding to the porch. Surrounding properties are similar in design and style however again due to the siting, it is not visible and materials are considered acceptable.

Due to the siting of the development, it is not considered to impact upon the spatial pattern or character of the street scene in accordance in D DM1 and D DM4 of the Arun Local Plan. Any lack of subservience is not sufficient to conflict with the overall aim of the policy.

RESIDENTIAL AMENITY

The property will increase in height by around 1.75m to allow for the addition of a first floor extension.

There will be a rear extension. This infills the rear and meets the existing rear elevation, with a depth of around 5.75m and a height of around 2.7m. This retains just under 1m to the boundary however due to its height is not considered to give rise to adverse impact.

The increase in height may give rise to a certain amount of overbearing impact as a result of its height increase compared to the property to the south which is bungalow. This bungalow has 3 bedroom windows (one window to each bedroom) facing north which would have a direct view of the higher building. The additional height of the building would also be experience by residents of the bungalow whilst in the garden. The additional height would result in a loss of some view of the sky from the bedrooms.

Whilst the impact on the building on, in particular the property to the south is acknowledged, the level of change the occupiers would experience as a result of the enlarged building is not considered so significant to justify refusal in terms of overbearing as this would mostly be experience from bedrooms rather than rooms more likely to be used during the day such as lounges, kitchens etc

Due to the siting of the neighbouring property to the south of the host dwelling, it is not considered to be adversely impacted by way of overshadowing due to the passage of the sun.

Windows at the north and south will remain as existing at ground floor level and there will be no additional windows at first floor to these elevations. As the windows already exist the development is therefore not considered to give rise in overlooking which is not already achievable.

The porch to the front and front facing dormers will look over the front garden of the host dwelling and with 15m retained to the front boundary followed by 16.5m from the rear garden of No.25, again it is not considered to provide adverse overlooking such that a refusal could be sustained.

To the first floor rear elevation, there will be a large window however due to the siting with it situated towards the northern end of the rear, it is not considered to provide significantly adverse overlooking on neighbouring amenity, with no direct views into neighbouring windows, with around 10m retained to the southern boundary when looking at a 45 degree angle and with some planting at the boundary.

A rear dormer was proposed however this was considered to provide adverse overlooking upon the neighbouring property 'Reed Cottage'. As a result this was replaced with a velux rooflight. There is an existing rooflight in a similar position in the roof. Whilst the dwelling is slightly taller than existing, it is not considered the replacement of rooflight would give rise to adverse overlooking additional to that which is already achievable and as such considered acceptable.

The proposed development is deemed to accord with relevant development plan policies and as such accord with D DM1 and D DM4 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 may CIL Liable therefore developer contributions towards infrastructure may be required (dependant on any exemptions or relief that may apply)

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 Floor Plan, Elevations and Block Plan - 8901 02 Rev A

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 Notwithstanding the provisions of Part 1 Classes A, B and C the Town and Country Planning (General Permitted Development)(England) Order 2015, (or any Order revoking or enacting that Order) no windows or other openings including dormer windows (other than those shown on the plans hereby approved) shall be made without the prior permission of the Local Planning Authority on an application in that behalf.

Reason: To protect the amenities of adjoining residential properties in accordance with policies D DM1/D DM4 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 identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.