

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

REF NO: AL/26/19/HH

LOCATION: Easter Cottage
Old Dairy Lane
Norton
PO20 3AF

PROPOSAL: Single storey side extension. This application affects the character & appearance of the Norton Lane, Norton Conservation Area.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a single storey extension to the side of the property.
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RELEVANT SITE HISTORY

AL/37/18/HH	Orangery to rear elevation. This application affects the character & appearance of the Norton Lane, Norton Conservation Area.	ApproveConditionally 20-06-18
AL/130/17/PL	Removal of Condition following a grant of planning permission AL/92/08 relating to Conditions 10 - use of individual holiday lets for up to and no more than 28 consecutive nights. This application may affect the character & appearance of the Norton Lane Conservation Area and is a Departure from the Development Plan.	ApproveConditionally 14-03-18

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Aldingbourne Parish Council provided no response.
No representation received from nearby occupiers.
Conservation Area Advisory Committee provided support and stated no objection but materials should match the existing.

CONSULTATIONS

Engineering Services Manager

Engineers (Drainage)
 Southern Water Planning
 Conservation Officer

CONSULTATION RESPONSES RECEIVED:

Southern Water - Southern Water requires a formal application for a connection to the foul sewer. Request an informative is included.

Engineers (Drainage) - Request a condition is included for surface water drainage details.

Comments noted. It is considered in this case that given the extent of the development proposed and that similar extensions could be constructed under permitted development that the drainage condition is considered unnecessary.

POLICY CONTEXT

Designation applicable to site:
 Outside built up area boundary
 A.S.C (Adverts)
 Conservation Area

DEVELOPMENT PLAN POLICES

[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)
CSP1	C SP1 Countryside
DSP1	D SP1 Design
HERDM3	HER DM3 Conservation Areas

[Aldingbourne Neighbourhood Plan 2016 POLICY EH9](#) Conservation Area

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 the built up area boundary as defined by SDSP2 of the Arun Local Plan. The proposal is for extensions/alterations to an existing building within the plot of an existing dwellinghouse. The proposal is in accordance with CSP1 of the Local Plan as it is in accordance with DDM4. 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 EH9 and H1 of relevance to the application. The proposal is considered to comply with these policies.

DESIGN AND VISUAL AMENITY

The proposal is located to the side of the dwelling and is therefore visible from the front. However due to the siting of the dwelling which is to the end of a private road it is not readily visible from the main street scene and wider area.

The extension will be designed to appear sympathetic in appearance to the host dwelling. The materials will match that of the existing with timber cladding and slate tiles and therefore will ensure the addition appears well integrated with the host property.

As a result of the scale and materials proposed the extension is not considered to impact the spatial pattern or character of the area and accord with DDM1 and DDM4 of the Arun Local Plan.

CONSERVATION AREA

The border of the Conservation Area sits at the rear wall of the existing dwelling. Para 190 of the NPPF requires the LPA to consider the significance of the impact upon that heritage asset. The development proposed as a result of the modest scale and the use of matching materials which will retain the appearance of the dwelling and is therefore considered to have no harm to the significance of the asset and preserve the appearance of the Conservation Area in accordance with HERDM3 of the Arun Local Plan.

RESIDENTIAL AMENITY

The extension will be sited to the south of the dwelling. The extension will slightly increase in width as it runs along the boundary to a maximum of 3.45m. This will run along the full side and meet in line with the rear elevation. The extension will match the height of the host dwelling at approximately 5m ridge height with eaves to 2.65m.

The extension will sit close to the neighbouring property however as a result of the siting of the neighbouring property in such that the bulk of the property is situated forward of the host dwelling any adverse impacts in terms of overbearing are not considered to be significant.

There will be 1 additional window to the side elevation however this serves a bathroom and is situated at ground floor level and as a result is not deemed to give rise to adverse overlooking. An additional window will also be installed to the front elevation overlooking the road and doors to the rear which are not considered to give rise to any overlooking additional to that which can already be achieved.

The proposed development is not considered to harm neighbouring amenity by way of overbearing, overshadowing or overlooking and accord with DDM1 and DDM4 of the Arun Local Plan.

SUMMARY

The proposal 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
 - Location Plan
 - Proposed Block Plan - 1074-08
 - Proposed Floor Plan - 1074-04
 - Proposed Elevations - 1074-06
 - Proposed Roof Plan - 1074-05
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 The materials and finishes of the external walls and roof of the building hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policies DDM1 of the Arun Local Plan.
- 4 **INFORMATIVE:** A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk. Please read our New Connections Services Charging Arrangements documents which is available to read on our website via the following link <https://beta.southernwater.co.uk/infrastructurecharges>.
- 5 **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.