

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

REF NO: AL/29/21/HH

LOCATION: Mapsons
Lidsey Road
Lidsey
Bognor Regis
PO22 9PQ

PROPOSAL: Two storey extension to side and rear of existing house along with internal alterations to enlarge existing dwelling and include 'Elderly Relative Annexe' (including demolition of existing garage and outbuildings).
 - Separate detached two-bay, oak-framed Car-Port building positioned between existing site entrance & northern boundary hedgerow.
 - Separate detached oak-framed Swimming Pool building positioned existing house and existing pond, positioned alongside eastern boundary hedgerow.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above

RELEVANT SITE HISTORY

AL/73/17/HH	Erection of new 2.40m high green, anti-climb, permanent fence, to replace temporary fence, to Sack Lane boundary. This application affects the setting of a listed building.	ApproveConditionally 15-08-17
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REPRESENTATIONS

Aldingbourne Parish Council:
No objection

No representation from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
Outside the Built Up Area Boundary
Area of Special Control (Adverts)

DEVELOPMENT PLAN POLICIESArun Local Plan 2011 - 2031:

CSP1	C SP1 Countryside
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 POLICYH1

New housing or altering dwellings

Quality of Design

PLANNING POLICY GUIDANCE:

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

CONCLUSIONS**PRINCIPLE**

The site is outside of the built up area boundary as defined by SD SP2 of the Arun Local Plan (2011-2031). 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. In this case, the key policy considerations are deemed to be D DM1 & D DM4 of the Arun Local Plan (2011-2031) and Policies HD1 of the Aldingbourne Neighbourhood Plan. 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.

Policy C SP1 of the Arun Local Plan states that land outside of the Built-up boundaries will be defined as countryside, and recognised for its intrinsic character of beauty. There are then six caveats which allow development to be permitted. 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 (as this development is in accordance with D DM4).

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.

DESIGN AND VISUAL AMENITY

The annexe is to the north of the dwelling. It is not readily visible from the main street (A29) due to its distance from the road. This is reduced due to the garden being screened with bushes all round. Whilst there will be some views available they do cause demonstrable harm to the character of the area. The carport will be closer to the front boundary and there will be views available due to height. The pool building will not be visible from the public realm due to its location to the south of the dwelling.

The carport will have a pitched roof and will be constructed with tile and green oak. The materials are appropriate for the area and match the previously approved garage. The pool building will have a pitched roof and will be constructed with tile roof and green oak. The materials are appropriate for the area and match that of the previously approved garage. The use of the matching materials throughout the scheme allows the proposal so have a uniformed look. The use of oak framing is considered to be an attractive feature which will continue to be aesthetic in appearance as the wood ages.

The proposal is considered to align with section J.02 of the Arun Design Guide as the scale of the proposed outbuilding is considered to be of one that is proportionate to the garden size and is not considered to dominate the plot. Whilst the proposed development will take up a large amount of floorspace of the garden space it is not considered to reduce the amenity space of the dwelling enough to be demonstrable to the application due to the size of the host plot.

The annex measures a footprint of approximately 71m². The annex would be to the north of the house. The annex is considered to be subordinate to the host dwelling. The proposal will not be clearly visible due to the boundary screening and design allowing it to appear subservient, it is also considered to be sympathetic to its character. The extension to the annexe is modest in size and would accord with the provisions of Part M of the adopted Design Guide.

As a result of the siting and the structure being predominately a replacement of existing outbuildings, the proposal is not considered to result in harm upon the character of the area and as such complies with D DM1 of the Arun Local Plan, and the guidance within Section J and M of the Arun Design Guide.

RESIDENTIAL AMENITY & PARKING

The development is not considered to result in any significantly harmful impact upon the occupiers of neighbouring dwellings by way of overshadowing or overbearing impact. This is due to the scale and the siting of the annex to the side of the dwellinghouse.

The site benefits from a large private amenity area, which would be shared between the host dwelling, and the occupants of the annex. The annex is considered to provide an adequate living environment for the future occupants of the site.

The site plan associated with the application shows the proposal would meet the parking demand generated by the application, of three spaces. These spaces are accessible through the use of the dropped curb to the side of the site and there is ample space for parking to the front of 'Mapsons' with further sheltered parking spaces permitted under this application.

Accordingly, the proposal is considered to comply with D DM1 & QE SP1 of the Arun District Local Plan, and meet the demands of the Arun District Council Parking Standards SPD.

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 infortiage

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 CIL Liable therefore developer contributions towards infrastructure will be required (dependant on any exemptions or relief that may apply) for 308.17m² in CIL charging Zone 3.

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
 - Block Plan
 - Existing Floor Plans 251/02
 - Proposed Carport 251/39A
 - Swimming Pool Elevations 251/38A
 - Proposed Rear Elevation 251/37
 - Proposed Front and Side 251/36
 - Proposed Floor Plan 251/35
 - Existing Elevations 251/05

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:** This application is CIL Liable therefore developer contributions towards infrastructure will be required (dependant on any exemptions or relief that may apply) for 308.17m² in CIL charging Zone 3.