

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

REF NO: AL/306/18/HH

LOCATION: Long Acre
Little Heath Road
Fontwell
Arundel

PROPOSAL: Part two storey part single storey rear/side extension and single storey front extension and first floor side extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application proposes a number of alterations which include a part two storey and single storey rear and side extension. There will also be a first floor extension to the side of the dwelling and single storey extension to the front.

RELEVANT SITE HISTORY

AL/95/01/	Garage conversion and new double garage with room over	ApproveConditionally 25-01-02
AL/85/04/	Revision to previously approved plan AL/45/04 to show first floor bedroom extension & small amendment to pool room	ApproveConditionally 29-10-04
AL/6/00/	Conservatory at side.	ApproveConditionally 24-02-00
AL/66/99/	Two storey extension and first floor extensions over existing balconies	ApproveConditionally 11-10-99

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Aldingbourne Parish Council provided no response.
No representation from nearby occupiers.

CONSULTATIONS

Southern Water Planning
Engineers (Drainage)
Engineering Services Manager

CONSULTATION RESPONSES RECEIVED:

Southern Water - Request a standard informative is included.

Drainage - Request a condition is included relating to surface water drainage. Full comments are available online. As it is a pre-commencement condition this has been agreed with the applicant.

POLICY CONTEXT

Designation applicable to site:
Outside the built up area boundary
A.S.C
Lidsey Treatment Catchment Area.

DEVELOPMENT PLAN POLICES

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
CSP1	C SP1 Countryside

[Aldingbourne Neighbourhood Plan 2016 POLICY](#) Range of house types

[H2](#)

Housing Mix

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

PRINCIPLE

The application site is situated outside of the built up area boundary as defined by SDSP2 of the Arun Local Plan. The proposal is for extensions and alterations to an existing building within the plot of an existing dwellinghouse. However the proposal is in accordance with CSP1 if it refers to a specific use or type of development that is covered by another policy. In this case the key policies are deemed to be DDM1 and DDM4 of the Arun Local Plan.

The site is occupied by a two storey dwelling with a detached double garage on a spacious plot.

Aldingbourne has a 'made' Neighbourhood Plan with policy H2 of relevance to the application. The proposal complies with this policy.

DESIGN AND VISUAL AMENITY

The application proposes significant changes to the dwelling with extensions and alterations to the front,

side and rear of the property.

The dwelling is however on a large plot with 30m retained to the front boundary. There is also fencing of approximately 1.8m high along the western boundary which restricts the view of the dwelling from the street scene.

Due to the extensive alterations the development is not considered a subservient addition and is in conflict with DDM4 (b). It is however well integrated and appears in proportion to the rest of the dwelling. The surrounding properties are of a varied design and styles and therefore it is not out of character with the locality.

As the proposal has few views from the street scene, it is not considered to adversely impact the spatial pattern or character of the area and accord with DDM1 and DDM4 (a) and (e) of the Arun Local Plan.

RESIDENTIAL AMENITY

The proposal seeks two storey and single storey extensions to the east and south elevations. The two storey will extend from the rear at a depth of around 4.2m and a length of round 9.7m meeting in line with the existing southern elevation. The two storey will then reduce to single storey and extend for a approximately a further 3.6m to the east and 8m to the southern elevation.

The single storey extensions will have a flat roof and to the eastern rear elevation will have a height of around 3.1m increasing to 3.6m as it extends along the southern elevation.

To the northern elevation there is currently a two storey extension which then reduces to single storey. The two storey would be extended by around 1m and a first floor would also be constructed of length around 4.8m. This would project slightly beyond the northern elevation by around 1.2m.

To the front elevation the existing porch area will be removed and replaced albeit slightly smaller at a depth of 2.5m. The roof design of the dwelling will also alter however it will be no higher than existing at a maximum of 8m.

There are a number of doors and windows to the rear elevation and a balcony will be constructed to the two storey extension, however due to the siting of the dwelling and with sufficient space to the rear boundary at 74m there are not considered to be any adverse views upon neighbouring amenity as a result.

At the southern elevation the windows are sited in a similar position to that which currently exists and whilst there would be views over the neighbouring garden, the host dwelling is set behind that of the neighbouring property to the south and it is not considered any views upon this elevation would be additional than that which currently exist and therefore not give rise to any significant overlooking.

There is currently 4 first floor windows to the northern elevation. This would reduce to 3 and again views are not considered to increase from that which currently exists and with 22m to the closest elevation of the neighbouring property and sufficient boundary treatment again there is not deemed to be any adverse overlooking.

Whilst there are number of significant alterations to the dwelling there is 3m and 4m retained to the side boundaries and 73m to the rear with sufficient planting also and therefore the development is not considered to appear overbearing or overshadowing. Again due to the siting of the dwelling it is not considered to give rise to any significant overlooking upon neighbouring occupiers and accord with DDM1 and DDM4 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord with the relevant development plan policies and as such is recommended for approval subject to the following conditions and informatives.

HUMAN RIGHTS ACT

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
 - Proposed Roof Plan & North and South Elevations - P03a
 - Proposed First Floor Plan and East Elevation - P02a
 - Proposed Ground Floor Plan , Elevation and Location Plan - PO1a
 - Proposed Block Plan - PO4

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 balcony screening shall be constructed as shown on the approved plan P02a to the eastern elevation and retained in its entirety in perpetuity. The balcony shall also not be used until the balcony guarding is completed.

Reasons: In the interests of the amenity of the neighbouring dwelling in accordance with policies DDM1 of the Arun Local Plan.

- 4 Development shall not commence until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority.

The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, the recommendations of the SUDS Manual produced by CIRIA.

Winter groundwater monitoring to establish highest annual ground water levels and Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage.

No building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.

Reason : To ensure that the proposed development is satisfactorily drained in accordance with policies W SP1, W DM1, W DM2 and W DM3 of the Arun Local Plan. This is required to be a pre-commencement condition because it is necessary to implement the surface water drainage system prior to commencing any building works.

- 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.