

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

REF NO: AL/30/19/HH

LOCATION: Stable Cottage
Norton Lane
Norton
Aldingbourne

PROPOSAL: Demolition of existing single storey side & rear extensions & detached garage. Erection of single storey rear extension & two storey side extension. This application affects the character and appearance of Norton Lane Conservation Area.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	See above.
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RELEVANT SITE HISTORY

AL/100/17/TC	Fell 1 No. Conifer tree within the Aldingbourne Conservation Area.	No Objection 14-02-18
AL/19/88	Proposed conservatory, workshop and first floor bedroom extensions, including minor internal alterations.	Approve Conditionally 18-04-88

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Aldingbourne Parish Council
Aldingbourne Parish Council:
No objection but wishes to bring to attention the need to comply with policy H1 regarding materials.

No representations received from nearby occupiers.

Conservation Area Advisory Committee- support, materials to be submitted.

CONSULTATIONS

Engineers (Drainage)
Conservation Officer

CONSULTATION RESPONSES RECEIVED:

Southern Water:
No objection subject to informative.

Arun District Council Drainage:
No objection subject to condition.

Comments noted. With structures already in place, it is not considered the increase in footprint is such that a drainage condition is necessary.

POLICY CONTEXT

Designation applicable to site:
Outside the built up area boundary.
Lidsey Catchment area

DEVELOPMENT PLAN POLICIES[Arun 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
HERDM2	HER DM2 Locally Listed Buildings or Structures of Character
HERDM3	HER DM3 Conservation Areas
HERSP1	HER SP1 The Historic Environment

[Aldingbourne Neighbourhood Plan 2016 POLICY EH1](#) Resist development outside

Aldingbourne Neighbourhood Plan 2016 POLICY H1 New housing or altering dwellings
Quality of Design

Aldingbourne Neighbourhood Plan 2016 POLICY EH8 Buildings and Structures of character

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 alterations and extensions to an existing dwelling within a residential area. However, the proposal is in accordance with C SP1 of the Local Plan, as it is in accordance with D DM4 of this plan. 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 considered are deemed to be

DDM1 and DDM4 of the Arun Local Plan .

Aldingbourne has a 'made' Neighbourhood Plan with policy H1, EH1 and EH8 of relevance to the application. The proposal complies with these policies.

DESIGN AND VISUAL AMENITY

The development comprises of a rear single storey extension and erection of a two storey side extension. The proposed rear extension will replace an existing conservatory. Although the proposed extension is slightly bigger than the existing conservatory, it will not be visible from the street scene.

The two storey extension will replace the existing single storey side additions and this part of the proposal will therefore be visible from the street scene to the east. The extension is considered to appear subservient to the main house, with it set behind the principal elevation of the dwelling.

The extension is considered to appear well integrated in terms of its design and height. It will also include the addition of a dormer window to the front and rear.

Whilst the extension will alter the appearance of the dwelling, the change is not considered to adversely alter its appearance within the street scene and as such is considered to accord with D DM1 and D DM4 of the Arun Local Plan.

CONSERVATION AREA

Stable Cottage has been identified as a Building or Structure of Character. The building is also located within a Conservation Area. The proposal is for a two-storey side extension which will provide for an additional bedroom and double garage. The concept of an extension to the property is considered to be acceptable, subject to details regarding design and materials. Substitute plans have been provided which alter the gable elevation of the proposed extension. This alteration is an improvement which is supported. However, some of the proposed materials are still of concern. The ground floor walls of the extensions are to be painted brickwork, whilst the first-floor walls are to be clad with horizontal feather edged timber cladding which will also be painted to match the external walls.

Whilst the proposed materials may alter the appearance of the dwelling, it is not considered such that they will provide harm to the setting of the building or Conservation Area, given it is set back from the street scene and will painted to match the colour of the host dwelling.

NEIGHBOURHOOD RESIDENTIAL AMENITY

The proposed rear elevation will replace an existing conservatory. It is proposed to extend beyond the rear elevation by 3m, to an approximate width of 5.8m and to a proposed height of 3.9m.

With sufficient space retained to the rear boundary and with the rear extension a replacement, is is not considered to give rise to additional adverse overlooking.

The proposed two storey side extension will be constructed of a width of approximately 7.5m and to a proposed height of 6.2m. Its depth will match part of the host dwelling at approximately 6m. There will be a dormer window to the front and rear of the property however this will have views over the gardens of the host dwelling. The two storey side extension will retain around 33m to the eastern boundary and main road. The ground floor will remain as a garage whilst the first floor will be used for a bedroom.

Due to the siting and modest size of the development proposed, it is not considered to give rise to additional adverse overlooking, overshadowing or overbearing and accord with DDM1 and DDm4 of the Arun Local Plan.

SUMMARY

The proposed development is considered to accord with relevant development plan policies and as such is recommended for approval subject to the below 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
 - Block Plan - 2018/20/06
 - Proposed Floor Plan - 2018/20/03
 - Proposed Roof Plan - 2018/20/05 Rev A
 - Proposed Elevations - 2018/20/04 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 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: 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 has now been published and is available to read on our website via the following link <https://beta.southernwater.co.uk/infrastructurecharges>.