

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

REF NO: AL/31/19/HH

LOCATION: 16 Church Road
Aldingbourne
PO20 3TT

PROPOSAL: Single storey rear extension and replacing front windows. This application affects the character and appearance of Church Road Conservation Area.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The proposal seeks to construct a rear extension and to replace the front facing windows.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Aldingbourne Parish Council

Aldingbourne Parish Council provided an objection stating the application contravenes policies EH8, EH8.1, EH9 and H1 of the Neighbourhood Plan.

CONSULTATIONS

Conservation Officer

CONSULTATION RESPONSES RECEIVED:

Conservation Officer - The concept of a rear, single storey extension is acceptable as it will not be seen from the public domain. The success or otherwise will depend upon the quality of the materials to be used. With regards to the proposed replacement windows (to the front of the building), I note that the design has been amended so that the replacement windows are now to be timber framed with slimline double glazed panels. Such a concept is acceptable, subject to the replacement windows closely reflecting the existing ones in terms of design and appearance. This could be dealt with by way of condition, where details of the existing and proposed windows are supplied to the Local Planning Authority.

The application is considered to not cause harm to the significance of the heritage asset(s) or its/their setting. As a consequence, it should be determined in accordance with the relevant policies within the Development Plan, along with these comments

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:](#)

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
HERDM3	HER DM3 Conservation Areas
HERSP1	HER SP1 The Historic Environment

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

Aldingbourne Neighbourhood Plan 2016 POLICY H2 Range of house types
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 SD SP2. However 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. 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 H2 and EH9 of relevance to the application. The proposal is considered to accord with these policies. H1 seeks to ensure extensions are designed appropriately. EH8 is also mentioned however it refers to building and structures of character. As the dwelling is not listed or locally listed this policy again is not applicable to the application.

DESIGN AND VISUAL AMENITY

The extension is located to the rear of the property and is therefore not visible from the street scene. The proposal seeks to replace windows to the front elevation. These will be timber framed with slimline double glazed panels. As a result of the materials proposed they are considered to retain the existing appearance and appear sympathetic to the design of the existing dwelling. The neighbouring properties have been constructed identical in appearance and therefore the materials proposed also ensure the development is in keeping with the surrounding area.

The development proposed as a result of the scale and materials proposed is not considered to adversely impact upon the spatial pattern or character of the area and accord with DDM1 and DDM4 of the Arun Local Plan.

CONSERVATION AREA

The property is in the Aldingbourne Conservation Area which comprises an attractive, historic self-contained and linear group of buildings in an open rural setting. The unobstructed, open views from Oving Road and the approach road (Church Road) into the settlement are particularly impressive, enhanced by the pale colourwash of most of the buildings. The mixtures of plain clay and slate roofs, together with chimneys, are important features. The particular part of the conservation area consists of street fronted development, which is publically visible. A particular characteristic of the settlement is the sharp visual contrast between its linear built form and the surrounding open, flat landscape.

The concept of a rear, single storey extension is acceptable as it will not be seen from the public domain. With regards to the replacement windows, the design has been amended so that the replacement windows are now to be timber framed with slimline double glazed panels. Such a concept is acceptable, subject to the replacement windows closely reflecting existing ones in terms of design and appearance. The application is considered to not cause harm to the significance of the heritage asset or setting.

NEIGHBOURING RESIDENTIAL AMENITY

An existing sloped roof rear addition and conservatory will be removed and replaced with a flat roof extension. This will run along the southern boundary. The width reduces slightly to retain around 0.85m to the boundary. To the rear elevation the depth will increase an overall 1.5m. The extension will have a height of 3m with a maximum of 3.15 with a roof lantern. A door will be sited to the rear views are not considered to increase from that which is already possible.

The neighbouring property at No.14 has a rear extension also constructed in similar design and size to that which is proposed and therefore the development is not considered to appear adversely overbearing or overshadowing upon this elevation.

Whilst the development is situated close to the boundary at No.18 there is fencing in place and with the proposal at a modest height again it is not considered to result in significant overbearing impacts. The extension would intersect a 45 degree angle from part of the rear of the neighbouring property however the existing addition and conservatory would have intersected it also and the increase in depth is not considered such that a refusal is justified.

The proposal is not deemed to adversely impact upon neighbouring amenity by way of overbearing, overshadowing or overlooking and accord with DDM1 and DDM4 of the Arun Local Plan and relevant Neighbourhood plan policies.

SUMMARY

The proposal development is deemed to accord with the relevant development policies and as such is recommend 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
 - Location Plan
 - Block Plan
 - Existing and Proposed Floor and Elevation Plan - 3034 . 19.1 Rev D

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 Before the windows are inserted details of thee windows (e.g. manufacturers catalogue or scaled drawings) shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the character and appearance of the Conservation Area in accordance with policy HER DM3 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 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.