

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

REF NO: AL/32/20/HH

LOCATION: Elderberry House (formerly The Fountains)
 Nyton Road
 Westergate
 Aldingbourne

PROPOSAL: Part two storey part single storey rear extension, single storey side extension and two storey front extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a part two storey and single storey extension to the rear. There will also be a single storey garage to the side elevation.
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REPRESENTATIONS

REPRESENTATIONS RECEIVED:

No response.

No representation received from nearby occupiers.

CONSULTATIONS

Engineers (Drainage)
 Natural England

CONSULTATION RESPONSES RECEIVED:

Engineers (Drainage) - Apply standard drainage condition.
 It is not considered the condition is necessary with the depth and width of the extensions likely permitted development.

POLICY CONTEXT

Built up area boundary

DEVELOPMENT PLAN POLICIES[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)
DSP1	D SP1 Design

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

[EH1](#)

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

PRINICPLE

The key policies considered are D DM1 and D DM4 of the Arun Local Plan. Aldingbourne has a made Neighbourhood Plan with policy H1 and EH1 of relevance to the application. The proposal accords with these policies.

DESIGN AND VISUAL AMENITY

The proposal will alter the appearance of the dwelling, however due to the siting of the dwelling which is located away from the road, it is not visible from the wider area.

The property has an integral garage to the north eastern elevation. To the rear there is small extension which is part single and two storey. The garage will be re-sited and the rear extension enlarged.

An attached garage will be constructed which will run along the southern elevation. This will have a width of 5.4m and is set just behind the front elevation of the dwelling.

A front two storey extension will be constructed however this extends minimally to the principal elevation with a depth of around 0.75m with a gable roof. Due to its design and size, does not appear unduly dominant with 9.85m retained to the front boundary of the site.

The development appears subservient to the host dwelling and well integrated with much of the proposal situated to the rear of the property.

Materials will match existing consisting of render and a slate roof. There will be the addition of some cladding to part of the front elevation however this is appropriate to its location and not visible in the wider area.

The development due to its siting and design is not deemed to adversely impact upon the street scene and accord with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The garage will be to the south elevation. Due to sufficient planting and the distance retained to the boundary it does not result in adverse impacts on amenity, with no nearby neighbours to this elevation.

To the rear there is an extension situated towards the centre of the elevation. This will be extended in that it meets with the northern elevation of the dwelling. This increases the width by approximately 8.25m and with a depth of around 3.6m. This matches the depth of the existing extension, although there will be a further 1m consisting of a covered area.

Above the rear extension is an existing first floor addition and this will be extended also. It will have a

total width of approximately 8.5m running along the rear elevation however this retains around 4.3m to the northern side elevation. As a result of the siting of the extensions, with sufficient space retained to the boundary, the proposal does not give rise to adverse overbearing or overshadowing impacts.

There will be additional windows to the front and rear and garage at ground and first floor level. Due to the siting of the development and with around 18m retained to the rear boundary and no immediate neighbour to the south, the proposal doesn't give rise to adverse overlooking on neighbouring amenity.

The development as a result of its design and siting, does not harm neighbouring amenity by way of overbearing, overshadowing or overlooking and accord with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The development accords with relevant development plan policies and 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

- Site Plan and Location Plan - 2.02 B
- Proposed Plans and Elevations - 2.01 C

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.