

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

REF NO: AL/35/19/HH

LOCATION: Ashmead
Fontwell Avenue
Eastergate
PO20 3RU

PROPOSAL: Single storey rear extension and addition of 1st floor with alterations to fenestrations and internal alterations.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a first floor which will involve increasing the ridge height of the dwelling and single storey and first floor extensions.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Aldingbourne Parish Council provided no response.

2 letter received from nearby occupiers.

1 letter of support received

- A great look scheme that will improve the appearance of the properties.

1 letter of objection received.

- Concerns over the 1st floor windows as they invade our privacy.

- We own the access and object on parking alterations.

CONSULTATIONS

Engineers (Drainage)

CONSULTATION RESPONSES RECEIVED:

Engineers (Drainage) - Apply standard condition relating to surface water drainage.

Comments noted. It is not considered that a drainage condition is necessary as the extension is not significantly larger than the existing build with the additional footprint consisting a single storey addition similar to that allowed under permitted development with much of development at first floor level and over the existing footprint. The applicant has confirmed that they own the land within the red edge.

POLICY CONTEXT

Designation applicable to site:
Outside built up area boundary

DEVELOPMENT PLAN POLICES

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
CSP1	C SP1 Countryside

Aldingbourne Neighbourhood Plan 2016 POLICY EH1 Resist development outside

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

PRINCIPLE

The application site is situated outside of the built up area boundary. 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 EH1 and H1 of relevance to the application. The proposal complies with these policies.

DESIGN AND VISUAL AMENITY

The dwelling is set back slightly from the road with hedging to the front and therefore the view is slightly restricted from the street scene. The proposal will significantly alter the appearance of the dwelling however the change is not necessarily harmful.

The proposal will increase the ridge height of the dwelling and create both single storey and first floor extensions to the front and rear.

The proposal due to the large scale change is not considered subservient to the host dwelling however appears well integrated and retains existing design features such as front gable projections. The locality is host to a variety of dwelling designs and types and therefore has a mixed character. The design of the house is therefore not considered to appear out of character for the area. The neighbouring properties to that of the host dwelling consist of a bungalow and chalet bungalow whilst the surrounding houses are larger in scale similar to that which is proposed.

The dwelling does not extend beyond the established line of development and remains an acceptable distance from the street scene to avoid appearing overly dominant within the street scene. The

development would only slightly increase the footprint of the dwelling with a single storey infill extension to the front and rear with the remainder consisting of first floor development.

The development proposes brick and weatherboarding and slate tiles to the roof. The proposal also introduces timber windows to replace existing aluminium and the materials proposed are considered to enhance the appearance of the dwelling.

Whilst the proposal alter the appearance of the dwelling, as a result of its siting and the design the property 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.

RESIDENTIAL AMENITY

The proposal will increase the ridge height of the dwelling by approximately 2.5m. Eaves will remain as existing. There will be a hipped roof which will follow the slope of the existing roof as the ridge increases. To the front there are 2 gables projections. 1 of these will remain as existing with the other constructing a first floor above increasing the height from 4.85 to 7.3m. Whilst this increase is large as a result of the siting in relation to the neighbouring windows at the north, it is not considered to provide any adverse overbearing or overshadowing with 6m to the boundary.

To the rear there is an existing conservatory which will be demolished and replaced with a two storey rear extension. This will have a depth of approximately 3.25m approximately 1m further than existing however does not extend along the full rear elevation retaining approximately 2.7m to the both sides therefore, retaining the bulk of the first floor development to the middle of the dwelling away from that of the neighbouring properties. It will match the height of the host dwelling with a double hipped roof which follows the slope of the existing roof away from the neighbouring dwellings. Whilst the development proposes a large increase in height as a result of the siting of the first floor development and the separation to the boundaries with a minimum of 2.35m the proposal is not considered adversely overbearing or overshadowing.

There will be 3 windows to the ground floor north elevation and with them at ground floor level they are not considered to give rise to adverse overlooking with boundary treatment and sufficient separation in place. There are 2 velux proposed to the first floor bathrooms at the northern and southern elevation and due to their position in the roof slope and their siting at a minimum of 1.7m height above internal floor level they are not considered to provide adverse overlooking.

There will be additional doors and windows to the front and rear elevation at both ground and first floor however as a result of the siting of the dwelling and neighbouring properties they are not considered to give rise to any adverse overlooking with no direct views in neighbouring properties.

The development whilst proposing significant alterations are no considered to give rise to any significant overlooking, overshadowing or overbearing impacts upon neighbouring amenity.

PARKING

There is an existing entrance for parking to the front of the dwelling. This will be retained however the land to the front of the house will be landscaped which is sufficient to provide parking for approximately 5 cars.

SUMMARY

The proposed development is deemed to accord with the relevant development policies and as such 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
 - Existing and Proposed Elevations - Sheet 2 of 2 SK07 Rev 1
 - Existing and Proposed Elevations - Sheet 1 of 2 SK06 Rev 01
 - Proposed Ground Floor Plan - SK04 Rev 01
 - Proposed First Floor Plan - SK05 Rev 02
 - Proposed Site Plan - SK02 Rev 01
 - Proposed Block Plan - SK01 Rev 01
 - Location Plan - SK00 Rev 01

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 **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.