

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

REF NO: AL/36/21/HH

LOCATION: Long Acre
Littleheath Road
Aldingbourne
BN18 0SR

PROPOSAL: Single storey side extension. Re-fenestration, rendering and re-roofing to house and garage

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above

REPRESENTATIONS

Aldingbourne Parish Council: No objection Providing Drainage Engineers are satisfied.

No representation from nearby occupiers.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

Engineers Comments Regarding Surface Water Drainage: As there is no increase in impermeable area we have no conditions to request. Any alterations to surface water drainage must be designed and constructed in accordance with building regulations.

POLICY CONTEXT

Designation applicable to site:
Outside the Built Up Area Boundary
Lidsey Treatment Catchment
Area of Special Control (Adverts)
WSCC Mineral Consultation 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

PLANNING POLICY GUIDANCE:

NPPDG	National Design Guide
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

PRINCIPLE

The key policies considered are D DM1 and D DM4 of the Arun Local Plan. Additionally, CSP1 as the proposal is outside the Built Up Area Boundary.

Policy D DM1 sets out 13 design aspects of which applications should be assessed against. These include: Character, Appearance, Impact, Innovation, Adaptability, Crime Prevention, Trees, Public realm, Layout, Public Art, Density and Scale.

Policy D DM4 sets out criteria for which applications relating to extensions and alterations of existing buildings must be assessed against. They generally seek to minimise the impact of the proposal on the character of the host dwelling, its neighbours and the locality.

DESIGN AND VISUAL AMENITY

The application seeks to construct a single storey extension to the side of the property.

Due to its location, it is not likely to be visible from the street scene with the dwelling being set back 30m to the closest aspect of the front boundary. The extension appears modest in size and subservient to the host dwelling. It will be constructed in materials to match that of the new fenestration of the property.

The proposal does not result in an adverse appearance on the street scene, or result in a harmful impact upon the host dwelling, and as such, is deemed to be in accordance with D DM1, D DM4(a), (b) and (e) of the Arun Local Plan and J.01 of the Arun Design Guide which outlines that built form and character varies considerably throughout the Arun District as a whole and within the settlement character areas identified in section C.06 of the design guide. Additionally section M, referring to householder extensions. Extensions should respond to and complement the existing character and appearance of the building and wider townscape in terms of scale, massing. It is considered this is achieved, with the addition appearing well integrated and sympathetic in design to the host dwelling.

Whilst the alteration from brick to smooth render with stone feature and marble panels it will alter the appearance of the dwelling it is not considered to cause a change that would be demonstrable to the area. This is due to the distance to the boundary as well as the screening.

Due to the modest design and siting, it is not considered to adversely impact the spatial pattern or character of the area and accord with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The extension runs along the northern elevation and retains 4.1m to the northern boundary.

The extension will have a depth of 2.85m with a width of 7.5m meeting with the rear elevation. It will have a monopitch roof with a pitch height of 4m with the eaves at 2.85m. The extension due to its modest size is not considered to appear adversely overbearing or overshadowing.

There will be a window located to the front with views over the gardens of the host dwelling with all windows at ground floor level as such the addition is not considered to give rise to adverse overlooking additional to that which is already achieved.

The development is not considered to result in harm upon neighbouring amenity and accord with D DM1 and D DM4 of the Arun Local Plan.

BATS

The site is within 12km of the Singleton and Cocking Tunnel which provides a significant habitat for bats. The proposal to re-roof the building could affect bats if they are using the building. It is noted that the re-roofing of the building could be carried out under permitted development. An informative will be added to highlight the applicant to the need to check for the presence of bats prior to starting work.

SUMMARY

The development is deemed to comply 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.

CIL DETAILS

This application is not CIL Liable.

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 Floor and Location Plan P20
- Proposed Elevations and Roof P22
- Proposed First Floor P21
- Existing Roof S03
- Existing Plans S02
- Existing Plans S01
- Block P23
- Foul Drainage Statement

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: This notice does not give authority to destroy or damage a bat roost or disturb a bat. Bat species are protected under Section 39 of the 1994 Conservation (Natural Habitats etc) Regulations (as amended), the 1981 Wildlife and Countryside Act (as amended) and the 2000 Countryside and Rights of Way Act. It is illegal to damage or destroy any bat roost, whether occupied or not, or disturb or harm a bat. If you are aware that bats roost in a tree(s) for which work is planned, you should take further advice from Natural England (via the Bat Conservation Trust on 0345 1300228) or an ecological consultant before you start. If bats are discovered during the work, you must stop immediately and contact Natural England before continuing.

- 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.