

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

REF NO: AL/41/20/HH

LOCATION: Stable Cottage
Park Lane
Aldingbourne
PO20 3TJ

PROPOSAL: Alterations to windows doors and internal layout.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

No response from Aldingbourne Parish Council.

No representation from nearby occupiers.

CONSULTATIONS

Natural England

CONSULTATION RESPONSES RECEIVED:

None.

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
HERDM1	HER DM1 Listed Buildings
HERDM2	HER DM2 Locally Listed Buildings or Structures of Character
DSP1	D SP1 Design

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

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS**PRINCIPLE**

The site is outside the Built up area boundary defined by SDSP2 of the Arun Local Plan. The proposal is for alterations to an existing dwelling in a residential area. The proposal accords 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 of relevance. The proposal complies with this policy.

HERITAGE IMPACT ASSESSMENT

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the Local Planning Authority to have special regard for the desirability of preserving the building, its setting or any features of special architectural or historic interest which it possesses. Para 189 of the NPPF requires such information to be provided in order to assess the impact of the proposal upon these assets. In this instance, it is considered that the development does not cause harm to neighbouring listed buildings or locally listed buildings. This is due to the works being suitable in the wider appearance of the street scene. As such, the proposal should be determined in accordance with the relevant sections of the Development Plan.

DESIGN AND VISUAL AMENITY

The internal aspects of the application are not considered to be development and will not be considered further in this report.

The alterations will have an impact on the visual amenity of the house due to the nature of changing the windows/doors. The proposal seeks to change windows to UPVc rather than wooden. This is acceptable as the impact will not cause detriment to the character of the area due to the position of the building/extent of the work. The main change between the submitted plans and existing is the alteration from windows to doors and vice versa. This is prominent with the kitchen door changing to the bedroom window and the addition of the French style doors to the terrace and the new entrance being to the east of the lounge. The bathroom will change to a further bedroom with the addition of another set of French doors apparent.

NEIGHBOURING RESIDENTIAL AMENITY

The development is not considered to result in any change in the neighbouring residential amenities of adjacent occupiers. The new window is not considered to provide any unacceptable views onto neighbouring properties.

Therefore, the development is considered to be in accordance with D DM1(3) and D DM4(c) of the Arun Local Plan.

SUMMARY

The development is deemed to accord with relevant development plan policies and as such is recommended for approval subject to the following conditions.

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:
 - Location and Block Plan Drawing 1
 - Proposed Plans Drawing 3
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.