

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

REF NO: AL/4/19/HH

LOCATION: The Old Barn
Northfields Lane
Westergate
PO20 3UH

PROPOSAL: Single storey extension to north/east elevation

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application proposes a single storey extension north and east elevation of the dwelling.
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RELEVANT SITE HISTORY

AL/60/16/PL	Amendments to new bungalow approved under Ref: AL/67/11 (Demolish & rebuild bungalow on same footprint as existing), currently under construction, to include a porch extension to the rear east elevation. Departure from the Development Plan.	ApproveConditionally 02-08-16
AL/37/11/	Replacement dwelling & double garage	Refused 06-06-11
AL/124/10/	Replacement dwelling	Withdrawn 01-02-11
AL/24/09/CLE	Application for certificate of lawfulness for an existing use - conversion of stables to a dwelling	PP Not Required 10-06-09

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Aldingbourne Parish Council provided no response.
No representation from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
 Outside built up area boundary
 A.S.C (Adverts)

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 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 proposed development is situated outside of the built up area boundary as defined by SDSP2 of the Arun Local Plan. The proposal is for extensions and alterations to an existing building within the plot of an existing dwellinghouse. However the proposal is in accordance with CSP1 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 DDM1 and DDM4 of the Arun Local Plan.

Aldingbourne has a 'made' Neighbourhood Plan with policy H1 of relevance to the application. The proposal complies with this policy.

DESIGN AND VISUAL AMENITY

The proposal is sited to the north and east elevation of the dwelling and as such is not visible from the street scene.

The proposal adds bulk to the rear of the dwelling however it appears subservient to the host dwelling with materials to match that of the existing dwelling. There will be a pitched roof projection to the rear however this again is sympathetic in appearance to the host dwelling and does not appear overly dominant with it facing towards the rear of the property. The neighbouring properties are of varied appearance and size and therefore the development is not considered out of character.

The proposal is not deemed to 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 depth of the dwelling by 6.05m along the northern elevation of the dwelling. This will then run alongside the eastern elevation for approx. 4.85m where the depth will then reduce slightly to 4m where it will then meet with the existing eastern elevation.

Whilst this is a large addition, due to its siting to the rear and with sufficient space retained to the boundary it does not appear overbearing or overshadowing upon neighbouring amenity with the height to match that of the existing dwelling.

To the eastern elevation the existing porch will be removed and therefore a new entrance door and window will be constructed, however this will not give rise to any additional views. Additional windows will be constructed to the north elevation also however again with no neighbours to this elevation and sufficient fencing in place the development is not considered to give rise to any adverse overlooking upon amenity.

The proposal due to its design and siting is not considered to impact upon neighbouring amenity by way of overbearing, overshadowing or overbearing and accord with DDM1 and DDM4 of the Arun Local Plan.

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
- Location, Block and Existing Elevations - 1/3
 - Roof Plan and Section - 3/3
 - Existing and Proposed Ground Floor Plan and Proposed Elevations - 2/3

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.