

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

REF NO: AL/51/22/HH

LOCATION: 32 Elmcroft Place
Westergate
Aldingbourne
PO20 3XL

PROPOSAL: Erection of single storey front and rear extension including the installation of front canopy following the demolition of existing rear conservatory.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposals involve a modest single storey front extension to enlarge the utility room through the erection of a wall and window adjoining the existing entrance way with canopy roof over and a solid roof garden room to replace the existing conservatory at the rear. The application site is a two storey red brick link attached house in a cul-de-sac of similar properties.
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REPRESENTATIONS

Aldingbourne Parish Council - No Objection

No representation received from nearby occupiers.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

ENGINEERS

Given the scale of the development and based on the assumption that the increase in impermeable area may be equivalent to what may be achieved under permitted development, the documents supplied as part of this application have not been assessed. We would stress the need to consider properly and bring to the applicant's attention, surface water disposal, especially in the Lidsey Treatment Catchment.

POLICY CONTEXT

Built Up Area Boundary
CIL Charging Zone 4

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 2019-31 Policy EH1](#) Built up area boundary

PLANNING POLICY GUIDANCE:

NPPF National Planning Policy Framework
NPPG National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13 Arun District Design Guide (SPD) January 2021

CONCLUSIONS**PRINCIPLE**

The key policies are D DM1 and D DM4 of the Arun Local Plan and the Arun Design Guide.

Aldingbourne has a made Neighbourhood Plan with policy EH1 of relevance to the application. The proposal complies being located with the BUAB.

SITE HISTORY

There is no relevant site history.

DESIGN AND VISUAL AMENITY

The development includes works to the front, rear, and roof of the property, and will be visible from the wider area. Matching materials are proposed, these will be in keeping with the existing property and the character of the surrounding area.

The Arun Design Guide states 'Extensions should respond to and complement the existing character and appearance of the building and wider townscape in terms of scale, massing, materials, openings and roof form'. 'The scale, massing and positioning of extensions should be visually subservient to the existing property'. Part M of the Arun Design Guide seeks to restrict development to the front to 1.5m. The shape of the front extension reflects the existing and it does not project beyond the furthest point of the house.

The proposal accords with D DM1 and D DM4 of the Arun Local Plan, and the Arun Design Guide.

RESIDENTIAL AMENITY

The works by reason of their size and design will not result in adverse overbearing or overlooking, nor will there be any unacceptable harm on residential amenity. This accords with D DM4 of the Arun Local Plan. The Arun Design Guide states developments should protect neighbouring amenity in terms of privacy and overshadowing, considering the positioning of neighbouring buildings and respond to existing elevations through the size and positioning of doors and windows. The proposal accords with these criteria and is respectful to the privacy and amenity of neighbouring properties.

The proposal will not result in any adverse overlooking, overbearing, or overshadowing of neighbouring properties, and is in accord with D DM1 and D DM4 of the Arun Local Plan, and the Arun Design Guide.

PARKING

Whilst a garage door is to be removed the space behind it does not accommodate a car space at the moment and therefore there would be no loss of garage space.

SUMMARY

The development accords with development plan policies and is recommended for approval subject to the following conditions and informatives. The development will not result in detriment to visual amenity and is in accord with D DM1 and D DM4 of the Arun Local Plan and the Arun Design Guide.

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 Plan P01
Block Plan P02A
Existing Plans and Elevations S10A
Proposed Plans and Elevations P10B

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with the policies 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.