

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

REF NO: AL/57/21/HH

LOCATION: 31 Barnett Close
Westergate
Aldingbourne
PO20 3UW

PROPOSAL: Erection of single storey front and rear extension and two storey side extension following the demolition of existing single storey side extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This application seeks to construct a single storey front and rear extension and two storey side extension following the demolition of existing single storey side extension to 31 Barnett Close.
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The materials used to construct this proposal will be similar to those used on the host dwelling. The walls will be facing brickwork and the roof on the two storey extension will be profiled concrete and on the single storey extension the roof will be EPDM rubber in dark grey. The windows will be UPVC and doors will be white UPVC, the patio doors will be anthracite PVCU frames. The extension will be 1.72m to the southern boundary and 8.82m to the north.

REPRESENTATIONS

No comments from Parish Council.
No representations from nearby occupiers.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built up area boundary.

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

PLANNING POLICY GUIDANCE:

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

CONCLUSIONS**PRINCIPLE**

The key policies are D DM1 and D DM4 of the Arun Local Plan. Additionally, Policy H1 of the Aldingbourne Neighbourhood Development Plan.

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.

Aldingbourne has a made Neighbourhood Plan with policy H1 of relevance to the application. The proposal complies with this policy. Aldingbourne Parish Council are working on a new Plan which has been submitted for Regulation 14 consultation.

Further guidance from the Arun Design Guide is relevant and referred to below.

DESIGN AND VISUAL AMENITY

The proposal will be situated to the front, side and rear of the property and will be visible from the street scene and the wider area due to its siting, and therefore will have an impact on the character and appearance of the area. However, due to the use of similar materials the addition of the extensions isn't considered to have an unacceptable and harmful impact on the character of the street scene.

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. Also 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.

RESIDENTIAL AMENITY

This proposal will result in front, side and rear extension and will have varying boundaries, at the front the boundary will be 1.72m and the rear will be 8.82m, with no significant boundary at the side.

The two storey extension at the side will not result in any harmful overlooking or overbearing impacts due to there being minimal windows and doors at the side. There will be a door located at the side (west) elevation, however this at the ground floor, therefore resulting in no harmful overlooking impacts.

At the rear, there will be two additional windows added to the first floor to add to the existing window. These will not result in any significant harmful impacts to the neighbours at the rear. This is due to the significant boundary of 8.82m and no immediate rear neighbours.

The windows at the front elevation will not result in any harmful impacts to the neighbours or street scene. Although the boundary is smaller of 1.72m, the view to the street scene is not deemed as private amenity space.

The development is considered to be in accordance with D DM1(3) and D DM4(c) of the Arun Local Plan and part M of the Design Guide.

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.

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:

- Block plan
- Proposed elevations GO/21/006B

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.