

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

REF NO: AL/58/19/HH

LOCATION: Grindel
Level Mare Lane
Eastergate
PO20 3SA

PROPOSAL: Part demolition of garage and single storey extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to demolish part of the garage and construct a single storey extension to the rear of the property.
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REPRESENTATIONS

REPRESENTATIONS RECEIVED:

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

CONSULTATIONS

Engineers (Drainage)

CONSULTATION RESPONSES RECEIVED:

Engineers (Drainage) - Due to the scale and location, we have no conditions to request.

POLICY CONTEXT

Designation applicable to site:
Outside 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
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 application site is situated outside of the built up area boundary as defined in 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 of the Local Plan as it is in accordance with DDM4 of the 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 considerations are deemed to be D DM1 & D DM4 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 situated to the rear of the property and as such will not be visible from the street scene. The garage is partially visible however this is to be moved further back with approximately 35m to the front boundary and will remain similar in appearance.

The extension is modest in size increasing the depth of the rear gable addition by 3m. The proposal appears subservient to the host dwelling and will use materials to match the existing dwelling.

Due to the siting it is not considered to give rise to an adverse impact upon the wider locality of the area in itself, as there are few viewpoints of this aspect of the application from the street scene. The proposal is therefore in accordance with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The proposal adds an additional 3m depth to the existing gable addition. It has a maximum height of 5.3m however this matches the existing.

The extensions retains 2.6m to the east and 3.35m to the western boundary. This is considered sufficient to ensure there is no adverse overbearing or overshadowing impacts. 31.5m is also retained to the rear boundary however there are no properties to the rear.

There will be 2 rooflights installed to the both roof slopes of the extension however due to the height above finished floor level will not give rise to adverse overlooking.

Due to the design and modest size of the extension, the proposal is not considered to give rise to harm upon neighbouring amenity by way of overbearing, overshadowing or overlooking and accord with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord with the relevant development policies and as such is 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
- Existing and Proposed Elevations and Floor Plan, Location and Block Plan - 3819:1 8

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 The materials and finishes of the external walls and roof of the building hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policies D DM1 of the Arun Local Plan.
- 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.