

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

REF NO: AL/59/18/HH

LOCATION: Northfields
Hook Lane
Aldingbourne
PO20 3TE

PROPOSAL: New extension, demolition of garage & conservatory & erection of a single storey rear extension & two storey side extension. Resite side entry front door to front, moving toilet to side position.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks permission for a new extension, demolition of garage and conservatory and erection of a single storey rear extension and two storey side extension. Re-siting of the side entry front door to the front and moving the toilet to the side position. The proposed single storey rear extension will extend by 3.1m in length, 5.8m in width and be built to a height of 3.8m. The proposed two storey side extension extends by 7.8m in length, 3m in width and with a proposed height of 6.6m.
-----------------------------------	--

RELEVANT SITE HISTORY

AL/35/18/HH	Demolition of existing conservatory, erection of two storey side extension & single storey rear extension.	Refused 17-05-18
AL/118/17/HH	Demolition of rear conservatory & side garage & erection of a single storey rear extension & two side extension together with alterations to existing front extension.	Refused 05-12-17

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Aldingbourne Parish Council:
No response received from Aldingbourne Parish Council.

No representations received from nearby occupiers.

CONSULTATIONS

Southern Water Planning
Engineering Services Manager
Engineers (Drainage)

CONSULTATION RESPONSES RECEIVED:

Southern Water:
No objection subject to informative.

Arun District Council Drainage:
No objection subject to condition.

POLICY CONTEXT

Designation applicable to site:
Outside the built up area boundary.
Lidsey Catchment area

DEVELOPMENT PLAN POLICES

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 EH1](#) Resist development outside

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 by SDSP2 of the Arun Local Plan. The proposal is for a new extension, demolition of garage and conservatory and the erection of a single storey rear extension and two storey side extension. Re siting of the side entry front door to front and the moving the toilet to a side position. The proposal is in accordance with CSP1 of the Arun Local Plan, as it is allowed under DDM4 (a) and (C) of this plan. Development can be in accordance with CSP1 if it refers to a specific use of type of development that is covered by another policy (as this development is in accordance with DDM4). In this case, the key policy considered are deemed to be DDM1 and DDM4 of the Arun Local Plan and H1 of the Aldingbourne Neighbourhood Plan.

DESIGN AND VISUAL AMENITY

The development comprises of a rear single storey extension, demolition of an existing garage and conservatory, erection of a two storey side extension, Re-Siting of side entry front door to front elevation and moving the existing toilet to a side position.

The proposed rear extension will replace an existing conservatory. Although the proposed extension is slightly bigger than the existing conservatory, it is considered on balance the proposed extension is subservient to the main house. It will not be visible in the street due to its siting and the materials proposed will that of the existing dwelling. Therefore, the proposed development is not considered to be harmful to the character and appearance of the area.

The proposed two storey extension aspect of this application is located at the side of the host dwelling and as such will be visible in the street scene.

This application is a resubmission of a previously refused planning application AL/117/18/HH, reason for the refusal was due to the two storey aspect of the proposal being a flat roof. The agent has resubmitted with a revised scheme and the proposed development now includes a pitched roof and is deemed to now be acceptable.

NEIGHBOURHOOD RESIDENTIAL AMENITY

The rear storey single storey extension, proposes to extend beyond the rear elevation by 3m, to an approximate width of 5.8m and to a proposed height of 3.9m. The proposed two storey side extension will be built to a length of approximately 7.9m, a width of 3m and to a proposed height of 6.6m. The proposed re-siting of the of the side entry front door will be moving from the North elevation to the West elevation of the property.

The proposed rear elevation will replace an existing conservatory. There is a proposed distance of 14m from the rear boundary. Glass doors and a Velux window will be included to the Eastern boundary of the rear extension, however, due to its location is not considered to give rise to any overlooking.

The proposed two storey side extension will be a distance of 0.9m to the Northern boundary. The proposal will include 2No. windows to the northern elevation, one at ground floor level and the other smaller window at first floor level.

The proposed re-siting of the front door is not deemed to have any unacceptably harmful impacts to the character and appearance of the area or the host dwelling.

Overall, due to the proposals size and location they are not considered to give rise to any unacceptable adverse impacts in terms of overlooking, overshadowing or overbearing and is therefore deemed to accord with DDM1 and DDM4 of the Arun District Plan.

SUMMARY

The proposed development is considered to accord with relevant development plan policies and as such is recommended for approval subject to the below 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 Block plan and proposed elevations 3 of 4, Existing and Part Substitution (26.11.2018) Proposed ground floor plan and existing, Proposed roof plan 3 of 4 and Sections 4 of 4.

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 No part of the extension shall be occupied unless and until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority.

The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, the recommendations of the SUDS Manual produced by CIRIA.

Winter groundwater monitoring to establish highest annual ground water levels and Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage.

No part of the extended residential dwelling shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W SP1, W DM1, W DM2 and W DM3 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 identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
- 5 INFORMATIVE: Drainage Engineers advise that Infiltration rates for soakage structures are to be based on percolation tests undertaken in the winter period and at the location and depth of the proposed structures. The percolation tests must be carried out in accordance with BRE 365, CIRIA R156 or a similar approved method and cater for the 1 in 10 year storm between the invert of the entry pipe to the soakaway, and the base of the structure. It must also have provision to ensure that there is capacity in the system to contain below ground level the 1 in 100 year event plus 30% on stored volumes, as an allowance for climate change. Adequate freeboard must be provided between the base of the soakaway structure and the highest recorded annual groundwater level identified in that location. Any SuDS or soakaway design must include adequate groundwater monitoring data to determine the highest winter groundwater table in support of the design. The applicant is advised to discuss the extent of groundwater monitoring with the Council's Engineers. Supplementary guidance notes are available on our website <https://www.arun.gov.uk/surfacewater> and are also available on request.
- 6 INFORMATIVE: A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk. Please read our New Connections Services Charging Arrangements documents which has now been published and is available to read on our website via the following link <https://beta.southernwater.co.uk/infrastructurecharges>.