

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

REF NO: AL/59/19/HH

LOCATION: Stanwick
Northfields Lane
Westergate
PO20 3UH

PROPOSAL: Two storey front extension, two storey side extension and single storey rear extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a two storey front and side extension and a single storey rear extension with alteration of the external materials also.
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RELEVANT SITE HISTORY

AL/63/97	New pitched roof to replace existing flat roof over ground floor study and dining area roof line continued along front elevation to form porch overhang. New double garage with store area in existing front garden	ApproveConditionally 19-09-97
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REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Aldingbourne Parish Council

An objection

- Concerns regarding the design quality and it does not match local character.
- Not compliant with Policy H1.
- Possible impacts on drainage.

2 letters of support received from nearby occupiers.

- It will look great and uplift the general street view.
- The plans make a good addition to the street scene.
- It will blend in well the mixed styles of architecture along the road.

Comments noted and address in conclusion. It is noted that Policy H1 has been proposed to be deleted in the Aldingbourne Emerging Plan 2019 as it is covered by DSP1 of the Arun Local Plan.

CONSULTATIONS

Engineers (Drainage)
Environment Agency

CONSULTATION RESPONSES RECEIVED:

Engineers (Drainage) - Apply standard condition relating to surface water drainage and discharge of flows to watercourses.

Comments noted. The condition has been agreed with the applicant and will be included.

POLICY CONTEXT

Designation applicable to site:
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
SDSP2	SD SP2 Built-up Area Boundary

[Aldingbourne Neighbourhood Plan 2016 POLICY EH6](#) Protection of trees and hedgerows

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 within the built up area boundary where the principle of development is acceptable subject to accordance with relevant development plan policies. As stated in SDSP2, the key policies considered are DDM1 and DDM4 of the Arun Local Plan.

Aldingbourne has a 'made' Neighbourhood Plan with policies EH6 and H1 of relevance to the application. The proposal complies with these policies.

DESIGN AND VISUAL AMENITY

The development is visible from the street scene with substantial alterations to the front elevation of the dwelling.

The two storey side extension and front extension will be situated to the north and west of the dwelling.

This replaces part of the existing dwelling at single storey level and a carport.

The dwelling will increase in depth to the principal elevation by around 3m, with the construction of 2 gables additions. The addition are similar to the design of the host dwelling with a gable addition in existence and is therefore considered sympathetic in appearance.

Whilst the proposal extends at the front, the dwelling is set behind the established development line and retains 27m to the front boundary and therefore the development will not appear unduly dominant upon the street scene.

The proposal will alter the appearance of the dwelling, however with the area consisting of a mixed style and appearance, the dwelling will not appear out of character. Materials will include render and brick and again are considered acceptable and improve the appearance of the dwelling.

The proposal is not deemed to impact upon the spatial pattern or character of the area and accord with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The extension to the front will increase the depth by around 3m. The side extension will have a width of 5.75m. Whilst this only retains 0.75m to the northern boundary, there is sufficient hedging in place at approximately 2.5m in height. The neighbouring dwelling is also located around 18m from the boundary and therefore the development is not considered to appear adversely overbearing or overshadowing upon neighbouring amenity.

The two storey addition will meet in line with the existing rear elevation where it then reduces to single storey. There is currently an existing car port and garage which runs along the side and 7m beyond the rear of the dwelling. This will be replaced with a rear extension of depth 8.85m and a height of 3.8m. This has a width of around 6.4m which is around 3m increase from existing. Again with sufficient boundary treatment in place and 35m to the rear, the extension will not give rise to harm upon neighbouring amenity.

There will be an additional bathroom window to the northern elevation which will be conditioned to remain obscured with views towards the neighbouring dwelling at 'Greensleeves'. Additional windows and doors at both ground and first floor level, due to the siting and with sufficient space retained to the rear boundary are not considered to result in adverse overlooking.

The proposal is not considered to harm 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 and 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
- Proposed Plans - PL/02a

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 ensuite windows on the northern elevation of the building shall at all times be glazed with obscured glass and only openable at a high level, at least 1.7m above finished floor level.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies D DM1 of the Arun Local Plan.

- 4 Development shall not commence, other than works of site survey and investigation, 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, and the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual ground water levels and winter Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage. No building / No part of the extended building 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. This is required to be a

pre-commencement condition because it is necessary to implement the surface water drainage system prior to commencing any building works.

- 5 The development shall not proceed until details have been submitted to and approved in writing by the Local Planning Authority for any proposals: to discharge flows to watercourses; or for the culverting, diversion, infilling or obstruction of any watercourse on or adjacent to the site. Any discharge to a watercourse must be at a rate no greater than the pre-development run-off values. No construction is permitted, which will restrict current and future land owners from undertaking their riparian maintenance responsibilities in respect to any watercourse or culvert on or adjacent to the site.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W DM1, W DM2 and W DM3 of the Arun Local Plan. And to ensure that the duties and responsibilities, as required under the Land Drainage Act 1991, and amended by the Flood and Water Management Act 2010, can be fulfilled without additional impediment following the development completion. It is considered necessary for this to be a pre-commencement condition to protect existing watercourses prior to the construction commencing.

- 6 INFORMATIVE: Under Section 23 of the Land Drainage Act 1991 Land Drainage Consent must be sought from the Lead Local Flood Authority (West Sussex County Council), or its agent (Arun District Council land.drainage@arun.gov.uk), prior to starting any works (temporary or permanent) that affect the flow of water in an ordinary watercourse. Such works may include culverting, channel diversion, discharge of flows, connections, headwalls and the installation of trash screens.

The development layout must take account of any existing watercourses (open or culverted) to ensure that future access for maintenance is not restricted. No development is permitted within 3m of the bank of an ordinary watercourse, or 3m of a culverted ordinary watercourse.

- 7 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.