

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

REF NO: AL/63/20/HH

LOCATION: Long Acre
Littleheath Road
Aldingbourne
BN18 0SR

PROPOSAL: Single storey and two storey rear, side and front extensions including re-roofing and re-fenestration work.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above
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RELEVANT SITE HISTORY

AL/306/18/HH	Part two storey part single storey rear/side extension and single storey front extension and first floor side extension.	ApproveConditionally 28-01-19
AL/85/04/	Revision to previously approved plan AL/45/04 to show first floor bedroom extension & small amendment to pool room	ApproveConditionally 29-10-04
AL/45/04/	Pool/shower room & replacement sun lounge	ApproveConditionally 07-07-04
AL/79/02/	Side extension to kitchen and first floor balcony at rear.	ApproveConditionally 18-10-02
AL/95/01/	Garage conversion and new double garage with room over	ApproveConditionally 25-01-02

REPRESENTATIONS

No response from Aldingbourne Parish Council.

One letter of objection due to concerns over the distance to the boundary and the potential overshadowing and inaccurate and out of date plans within the application.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

Engineers Comments Regarding Surface Water Drainage:

Under normal circumstances, for an extension of this size within the Lidsey Treatment Catchment we would request the application of PCENG2. However, given that the site is not connected to the mains foul drainage network, (which said condition seeks to protect in Lidsey) the application of this condition seems onerous. Therefore, due to the scale, location and type of application we have no conditions to request. Any alterations to surface water drainage must be designed and constructed in accordance with building regulations.

POLICY CONTEXT

Designation applicable to site:
 Within the Lidsey Treatment Catchment
 Within the Built Up Area Boundary
 WSCC Mineral Consultation Area
 Area of Special Control

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 H1](#)

New housing or altering dwellings
Quality of Design

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

PRINCIPLE

They key policies considered are D DM1 and D DM4 of the Arun Local Plan. Aldingbourne has a made Neighbourhood Plan with policy H1 of relevance. The proposal complies with this policy.

DESIGN AND VISUAL AMENITY

Due to the nature of the proposed works there will be views readily available from the public domain. The application is comprised of three sections; the extending and remodelling of the dwellinghouse; a new garage to the front; a new outbuilding to be used as a garden store.

The proposed extensions and remodelling will be partially visible from the street scene, due to the screening on the boundary as well as its siting and scale. The road is considered to have a mixed character, as it is host to a variety of dwelling styles, designs and scales. As such, the proposed development is not considered to result in any significantly harmful impact upon the character of the locality. The proposed development is not considered to appear subservient to the host dwelling, resultant of its footprint and scale.

Whilst the proposed development will have an impact on the spatial pattern of the locality, there is not considered to be a uniform pattern within the locality. The proposed development is not considered to have a significantly harmful impact upon the character of the host dwelling, or its locality. This is due to both the design of the proposal, and the presence of similar development within the area.

The proposed development is considered to conflict with D DM4(b) of the Arun Local Plan. However, it is considered to appear well integrated with the host dwelling, and have acceptable impact on its character and that that of the locality in broad accordance with policies D DM1 and D DM4 of the Arun Local Plan.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed development is not considered to give rise to any harmful overshadowing or overbearing impact upon the occupiers of neighbouring dwellings to the East or West. To the north the development where it is nearest to the boundary, is to be single storey and therefore not result in harmful views or overbearing effect.

With regard to loss of privacy, the proposed development, is not considered result in additional materially harmful overlooking as the new proposed windows do not provide views that are not already available from the dwelling. The majority of the bulk that is added to the dwelling is to the south east maintaining 4.1m to the southern boundary and 7.3m to the east which is considered to be sufficient distance to ensure there is not an unacceptable level of overlooking/or overbearing effects on the neighbouring properties.

The comments about inaccurate plans is noted. However, the application is being determined in line with the plans as submitted. If there was to be a concern/complaint that when built the proposal was not in line with the approved plans then that would become an enforcement issue.

The application is considered to be in accordance with D DM1(3) and D DM4(c) of the Arun Local Plan.

SUMMARY

The proposed 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.

CIL DETAILS

This application is CIL Liabe therefore developer contributions towards infrastructure will be required (dependant on any exemptions or relief that may apply)

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 and Proposed Ground P10
 - Proposed First Floor and Garage P02a
 - Proposed Elevations and Roof P03a
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.