

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

REF NO: AL/64/22/HH

LOCATION: Three Greens
Level Mare Lane
Fontwell
PO20 3SB

PROPOSAL: Single storey side, rear and front extension, revised fenestration, solar thermal and photovoltaics to the southern roof slope and revised surface to existing tennis court.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct an extension to the front, side and rear of the property.
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REPRESENTATIONS

Aldingbourne Parish Council provided no objection but requested a condition for a survey to be undertaken due to the proximity to the Roman Coastal Road.

No representation received from nearby occupiers.

Comment on Parish Council Response:- due to the size of the scheme a survey is not justified.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

ENGINEERS:- 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

Outside built up area boundary.

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
DSP1	D SP1 Design
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)

[Aldingbourne Neighbourhood Plan 2019-31 Policy EH1](#) Built up area boundary

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
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CONCLUSIONS**PRINCIPLE**

The site is Outside the Built-Up Area Boundary (Countryside - C SP1) as defined by Policy SD SP2 of the Arun Local Plan. The proposals consist of an extension to an existing property. The proposals are in line with policy C SP1 of the Local Plan, as it is in accordance with D DM4 of this plan. The key policies considered are D DM1 and D DM4 of the Arun Local Plan. Additionally, Section M of the Arun Design Guide relating to extensions is relevant to this application.

Aldingbourne has a made Neighbourhood Plan 2 with policy EH1 of relevance to the application. The proposal does not comply being located outside BUAB (Countryside). However, "the proposal is sensitively designed and located and respects the character and built heritage of neighbouring settlements" so will be acceptable.

DESIGN AND VISUAL AMENITY

The dwelling is set back around 130m from Level Mare Lane and the development is not visible from the wider area.

The proposal seeks a large extension which extends along the side of the property and forward of the principal elevation. Whilst the proposal extends a considerable distance beyond the front, due to the location of the host dwelling, which is on a large plot, it does not appear an unduly dominant feature, nor out of character for the area.

Due to the scale of the extension, it is not a subservient addition however it is well integrated, situated well below the ridge height of the dwelling, with the roof design in keeping with the appearance of the host dwelling and does not appear an overdevelopment of the plot.

Materials will consist of painted render which is sympathetic to the main dwelling.

There is an existing tennis court to the north of the dwelling which seeks to alter the surface materials, with no wider views available, this is acceptable.

The Arun Design Guide states 'Extensions should respond to and complement the existing character and appearance of the building and wider townscape in terms of scale, massing, materials, openings and roof form'. 'Front extensions should generally be no deeper than 1.5 metres and should not be the full width of the building.' 'Set down from the existing roof ridge height by a minimum of 0.5 metres and should have a building frontage no greater than 70% of the existing building.' The extension is deeper than 1.5m although this is acceptable due to its location and is set down and less than 70%.

Due to the design and location of the extension, it will not result in adverse harm upon the character or appearance of the area in accordance with D DM1 and D DM4 (a) and (e) of the Arun Local Plan and the Arun Design Guide.

RESIDENTIAL AMENITY

The extension will be to the west side of the dwelling and will have a length of 21m and a width of 6.6m. This will extend 10m forward of the principal elevation and 1m to the rear. It will have hipped roof with eaves to 2.4m and a height to 4.3m.

The extension retains 59m to the rear boundary and 57m to the front. 10m is retained to the western side and due to the location of the extension to this elevation, it is unlikely to be visible from the properties to the east although with approximately 50m retains to this boundary the extension will not result in harm upon amenity.

With the development at single storey, any views will be over the large garden of the host dwelling.

The proposal will not result in an overbearing, overshadowing, or overlooking upon amenity in accordance with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The development complies with relevant development plan policies and 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

- Location Plan - P_06
- Block Plan - P_07 B
- Proposed East and West Elevation - P_05 A
- Proposed North and South Elevation - P_04 A
- Proposed Ground Floor Plan - P_01 A
- Proposed First Floor Plan - P_02 A

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.
- 4 INFORMATIVE: The site is within an area designated as an archaeological notification area.