

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

REF NO: AL/69/22/HH

LOCATION: The Old Barn  
Northfields Lane  
Westergate  
PO20 3UH

PROPOSAL: Porch extension.

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| <b>SITE AND SURROUNDINGS</b> |
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| DESCRIPTION OF APPLICATION | This application seeks to construct a single storey porch extension. |
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| <b>RELEVANT SITE HISTORY</b> |
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|             |                                                                                                                                                                                                                                                  |                                  |
|-------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|
| AL/4/19/HH  | Single storey extension to north/east elevation                                                                                                                                                                                                  | ApproveConditionally<br>26-02-19 |
| AL/60/16/PL | Amendments to new bungalow approved under Ref: AL/67/11 (Demolish & rebuild bungalow on same footprint as existing), currently under construction, to include a porch extension to the rear east elevation. Departure from the Development Plan. | ApproveConditionally<br>02-08-16 |
| AL/4/16/PL  | Rear conservatory                                                                                                                                                                                                                                | ApproveConditionally<br>06-05-16 |
| AL/113/12/  | Application to vary Condition 2 following a grant of planning permission AL/67/11/ to re-site the bungalow approximately 7.8 metres to the East of the site from its approved position.                                                          | Refused<br>06-02-13              |
| AL/67/11/   | Demolish and rebuild new bungalow                                                                                                                                                                                                                | ApproveConditionally<br>13-09-11 |
| AL/37/11/   | Replacement dwelling & double garage                                                                                                                                                                                                             | Refused<br>06-06-11              |

AL/124/10/

Replacement dwelling

Withdrawn  
01-02-11**REPRESENTATIONS**

Aldingbourne Parish Council - No Objection:

- Request that consideration is given to the Dark Skies policy (EH10) and the Biodiversity Corridor as per the Neighbourhood Plan.

No representation received from nearby occupiers.

**CONSULTATION RESPONSES RECEIVED:**

None.

**POLICY CONTEXT**

Outside Built Up Area Boundary  
WSCC Mineral Consultation Area  
CIL Charging Zone 3

**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                                            |

[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 |
|-------|-----------------------------------------------|

**CONCLUSIONS****PRINCIPLE**

The key policies are D DM1 and D DM4 of the Arun Local Plan and guidance set by the Arun Design Guide

Aldingbourne has a 'made' Neighbourhood Development Plan 2 of which policy EH1 is of relevance to this application. The proposal does not comply being located outside BUAB (Countryside). However, being sensitively designed and located, and respectful to the character and built heritage of neighbouring

settlements, the proposal will be acceptable.

Aldingbourne Parish Council have requested that the Dark Skies Policy (EH10) be taken into account. Given the scale of the proposal and its use as a porch, there will be minimal resulting light pollution from the development. There will be some light produced, but the amount will be acceptable, and as such this is compliant with policy EH10.

#### DESIGN AND VISUAL AMENITY

The proposal will be situated to the front of the property and will not be visible from the street scene.

The proposed porch is small in scale, projecting around 1.45m from the principal elevation to line up with the front most building line of the property. It will be around 4m wide and have a flat roof. This flat roof will differ slightly to the pitched roof of the host dwelling, but given its scale, will not appear unduly out of place. The porch will have minimal harm on the visual appearance of the property, and is in keeping with its character.

Due to the orientation of the property backing onto the road, the proposal will not be visible from the public realm. It will be visible from the driveway which runs to the side of the property and serves a few of the neighbouring sites but will have very little harm on the composition or appearance of this area. It remains in keeping with the character of the locality and will have minimal harm on visual amenity.

The extension appears subservient to the design of the host and is well integrated. The materials used will match the existing, ensuring minimal intrusion on visual amenity. It is appropriate in terms of scale and massing and will not be unduly obtrusive or dominant on the host dwelling.

The Arun Design Guide states that for front extensions the proposal should take care not to disrupt the existing composition of the street in terms of rhythm or building line and ensure continuation of existing building design in terms of details and materials. The proposal is in accord with this.

The development will have no adverse impact on visual amenity and is in accord with D DM1 and D DM4 of the Arun Local Plan, and the Arun Design Guide.

#### RESIDENTIAL AMENITY

The porch will be single storey and have a flat roof no higher than 3m. It retains a significant distance from any neighbouring properties and will not result in any overbearing or overshadowing. This is in accord with D DM4 of the Arun Local Plan, with the development having little harm on residential amenity.

The proposal will feature a single door with sidelights to the east (front) elevation. This feature is acceptable and will not overlook any neighbouring properties. It will result in no harm to residential privacy or amenity.

The Arun Design Guide states extensions should protect neighbouring amenity in terms of privacy and overshadowing, considering the positioning of neighbouring buildings and respond to existing elevations through the size and positioning of doors and windows. The proposal is in accord with these criteria.

The development will result in no adverse overbearing, overlooking, or overshadowing, and is in accord with D DM1 and D DM4 of the Arun Local Plan and the Arun Design Guide.

#### 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.

## CIL DETAILS

This application is not CIL Liable.

## 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 Block Plan
- Proposed Floor Plans and Elevations
- Sections

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.