

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

REF NO: AL/6/20/HH

LOCATION: Conifers, Evergreens
Level Mare Lane
Fontwell
PO20 3SA

PROPOSAL: Erection of two storey side extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a two storey side extension.

RELEVANT SITE HISTORY

AL/76/19/PL	Demolition of existing dwelling & erection of 3 bed replacement chalet dwelling	ApproveConditionally 06-11-19
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REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

No response
No representation received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
Outside 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)
CSP1	C SP1 Countryside
DSP1	D SP1 Design

[Aldingbourne Neighbourhood Plan 2016 POLICY H1](#) New housing or altering dwellings

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS**PRINCIPLE**

The site lies outside of the built up area boundary however seeks extensions and alterations to an existing dwelling within an existing residential area. Therefore the principle of development is considered acceptable and as such will be assessed against the relevant development plan policies. The 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 to the application.

DESIGN AND VISUAL AMENITY

The existing dwelling is set back around 28.5m from the front boundary and with sufficient hedging surrounding the site, the dwelling is restricted from view and as such is not visible from the wider area or street scene.

The existing chalet bungalow has a barn hip and the extension would form a two storey gable element to the eastern side of the dwelling. This would extend beyond the principle elevation and rear.

The gable addition would also have a ridge higher than the existing and as such the extension is not considered subservient to the host dwelling and in conflict with DDM4 (b) of the Arun Local Plan. The addition is however well integrated and does not appear as an unduly dominant feature on the building.

Due to the siting of the development, with limited viewpoints from the street scene, the proposal is not considered to give rise to an adverse impact upon the appearance of the wider locality and accord with D DM1 and D DM4(a) and (c) of the Arun Local Plan.

RESIDENTIAL AMENITY

The extension will be situated to the east side of the dwelling and retains 5.4m to the eastern boundary.

The extension will have a width of approximately 6m and a depth of 9.7m. This will extend 2.7m beyond the southern elevation and 0.9m to the north. The ridge height will be 6.8m with eaves to 4.2m. The extensions sits around 1.65m higher than the existing ridge height.

A small dormer is also proposed to the western elevation. This is modest in size with a height of 2.6m and depth of 2m. There are no properties located to the western side and as such is not considered to result in adverse impacts.

Due to the siting of the proposal with sufficient separation to the neighbouring property at 'Evergreens', the development is not considered to appear overbearing or overshadowing.

There will be a large glazed Juliet balcony to the first floor gable end, facing north. This will look towards the street scene and again with sufficient separation and boundary treatment, it is not considered to give rise to adverse overlooking. There will also be a high level window to the first floor southern elevation. Although, due to the height above finished floor level is not considered to give rise to any views.

Due to the siting of the proposal, the development is not considered to give rise to harm upon neighbouring amenity by way of overbearing, overshadowing or overlooking and accord with D DM1 and D DM4 of the Arun Local Plan.

TREES

A section of hedging will be removed to the eastern side to allow for the extension to be constructed. The remainder hedging will be reduced in height from around 5m to 2-3m. The hedge is not protected and the site does not fall within a Conservation Area and therefore permission is not required for this element of works.

SUMMARY

The proposed development is deemed to accord with the relevant 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

- Location and Block Plan - 01 A
- Proposed Elevations - 07
- Proposed Ground Floor Plan - 03
- Proposed First Floor Plan - 05 A
- Proposed Roof Plan - 08
- Design and Access Statement

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.