

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

REF NO: AL/71/14/HH

LOCATION: Mapsons
Lidsey Road
Bognor Regis

PROPOSAL: 2-storey extensions to sides & rear of existing house including demolition of existing garages & outbuildings.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above
SITE AREA	Approximately 0.18 hectare.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Front has wooden entrance gates, close boarded fencing and conifer screening over 2m in height, rear and side boundaries enclosed by dense conifer hedging over 3m in height.
SITE CHARACTERISTICS	Detached two storey dwelling with detached garage on northern side. Outbuildings to rear of garage to be removed. Pond to south of site. The property has brown brickwork on the lower level, render on the upper level with a red tiled roof and white window frames.
CHARACTER OF LOCALITY	The site is located outside of the built up area boundary on a main road with open fields to the rear. To the south is a residential dwelling Pond Cottage. Lidsey Farm caravan site to west of site.

RELEVANT SITE HISTORY

AL/39/14/HH	Two bay, oak framed garage with workshop / store room above and barn hipped roof	ApproveConditionally 04-07-2014
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REPRESENTATIONS

Representations received:
Aldingbourne Parish Council

Awaited

Comments on Representations received:

None

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:

Outside Built Up Area Boundary

Class A Road

Area of Special Control for Advertisements

No Public Sewer

DEVELOPMENT PLAN POLICIES

Arun District Local Plan 2003:	DEV19	Extensions to existing residential buildings
	GEN3	Protection of the Countryside
	GEN7	The Form of New Development

Publication Version of the Local Plan (October 2014):	C SP1 Countryside
	D DM1 Aspects of Form and Design Quality
	D DM4 Extensions and Alterations to Existing Buildings (residential and non-residential)
	D SP1 Design

PLANNING POLICY GUIDANCE

NPPF

National Planning Policy Framework

POLICY COMMENTARY

The Development Plan consists of the Arun District Local Plan 2003, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

Arun District Council's Development Plans:

Paragraph 215 of the NPPF ensures that specific policies in Arun District Local Plan 2003 can carry weight. The weight afforded to the policies with Local Plan policies can be assessed according to their level of consistency of the various policies with the National Planning Policy Framework.

Paragraph 216 of the NPPF confirms that weight can be given to policies in emerging plans from the day of publication. The Council resolved that the policies and maps in the Publication Version of the Local Plan be used in the determination of this planning application. Following 'publication' of the Local Plan a formal public consultation, examination and adoption process takes place.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The statement of representations procedure and statement of fact produced by the Council under regulation 19 explains that the consultation will

take place on 30th October 2014 for six weeks.

The Neighbourhood Development Plan

Where applicable, Neighbourhood Development Plan's (more commonly known as a neighbourhood plan or NDP), once made by Arun District Council, will form part of the statutory local development plan for the relevant designated neighbourhood area and policies within them will be considered in determining planning applications. Made NDP policies will be considered alongside other development plan documents including Arun District Council's Local Plan. Whilst an NDP is under preparation it will afford little weight in the determination of planning applications. Its status will however gain more weight as a material consideration the closer it is towards it being made. Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation(Reg.14).

Made Plans in Arun District Council's Local Planning Authority Area are: Arundel; Barnham & Eastergate; Bersted; Felpham; Littlehampton; Yapton

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to conflict with relevant Development Plan policies in that it does not accord with Policy DEV19(ii) in that it is not considered to be visually subservient to the host dwelling.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background namely the extension by reason of its size and design would not cause harm to interests of acknowledged importance.

CONCLUSIONS

The application site is outside the defined built up area boundary in open countryside where development must be sensitively designed to protect the visual amenities of the countryside. The property is set well back from the highway behind wooden gates and dense tree screening and is not visible from the road.

The application seeks to construct two storey extensions on the sides and rear with a single storey rear extension with the removal of the existing garage, outbuildings and coy ponds on the north side and to the rear of the dwelling. The main entrance is currently located on the front and this is to be relocated to the north side of the dwelling. The roof line of the main dwelling is to be extended to the rear and this will provide an extended area to the first floor with the provision of four rooflights that will provide light into the stairwell and landing area. A new entrance porch is proposed which will be oak framed with glazed doors and side panels. The proposed two storey pitched roof extension will be set back from the front flank wall of the dwelling on the north side

and will provide extended living accommodation at ground floor level with guest bedroom accommodation above. It will be the same height as the main ridge height and a pitched roof dormer is proposed on the front which will serve a bathroom and two pitched roof dormers on the rear which will serve the guest bedrooms. The single storey element on the rear will adjoin the two storey extension and will create a breakfast area with patio doors on the southern side which will overlook the garden. To provide additional light into this area a lantern roof light is proposed.

The front elevation with chimney stack of the host dwelling is to be retained and the two storey extension on the southern side will comprise a pitched roof. This will create a conservatory on the ground floor with patio doors and a balcony at first floor level and this will overlook the pond and established garden to the south.

The site is well screened by dense conifer hedging and there are no properties to the north of the site. The immediate property to the south Pond Cottage is sited approximately 20m away. Due to the orientation of this property which is set forward of Mapsons, existing boundary treatment and adequate distance maintained between the extensions and Pond Cottage it is not considered that the balcony and extensions would create a loss of outlook or harmful overlooking to the occupiers.

A previous application for a garage/car port has been approved under AL/39/14/HH and this will compensate for the loss of the existing garage.

The extensions have been designed to replicate the existing roof pitch of 45 degrees. It is noted that the footprint of the dwelling will significantly increase and although the extensions by reason of their size would be contrary to Policy DEV19(ii) in that they would not be subservient to the host dwelling, it is considered that the development would be in keeping with the character and appearance of the locality.

It is therefore recommended that the application be approved, subject to 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 for 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 a neutral impact has 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).

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 received on 7th October 2014.

Location 1:1250.

Block 1:500.

Topographic Survey 1:200 Drg No LDS/11812-TPI.

Proposed Floor/Roof/Section 1:100 Drg No 251/10 Rev E dt July 2014.

Proposed West & South Elevations 1:50 Drg No 251/11 Rev B dt Aug 2014.

Proposed North & East Elevations 1:50 Drg No 251/12 Rev B dt Aug 2014.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

- 3 No development shall be carried out unless and until a schedule of materials and finishes to be used for external walls and roofs including windows of the proposed extensions have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the extensions.

Reason: In the interests of amenity to achieve a building of visual quality in accordance with Policy GEN7 of the Arun District Local Plan.

- 4 The dormer window serving the bathroom shall at all times be glazed with obscured glass.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies GEN7, DEV19 of the Arun District Local Plan.

- 5 **INFORMATIVE:** Statement pursuant to Article 31 of the Town and Country Planning (Development Management Procedure)(England) (Amendment No. 2) Order 2012. 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.