

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

REF NO: AL/73/22/HH

LOCATION: 17 Olivers Meadow
Westergate
Aldingbourne
PO20 3YA

PROPOSAL: Erection of single storey rear extension following demolition of existing conservatory.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION This application seeks to construct a single storey rear extension, following the demolition of an existing conservatory.

REPRESENTATIONS

Aldingbourne Parish Council - No Objection

No representation received from nearby occupiers.

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

ADC Drainage Engineers:

- Given the scale of the development and based on the assumption that the increase in impermeable area may be considered equivalent to what may be achieved under permitted development, the documents supplied as part of this application have not been assessed.
- We would stress the need to consider properly and bring to the applicant's attention, surface water disposal, especially in the Lidsey Treatment Catchment.

POLICY CONTEXT

Built Up Area Boundary
WSSC Mineral Consultation Area
Lidsey Treatment Catchment
HRA Buffer - Singleton and Cocking Tunnels SAC
CIL Charging Zone 2

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

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 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 complies with this policy being with built up area boundary (BUAB).

DESIGN AND VISUAL AMENITY

The proposal is to the rear of the property and will not be visible from the wider area.

The extension is a modest size and will replace a conservatory. It will have a slightly larger footprint than the existing, projecting 4.5m from the rear elevation with a width of 4.33m but is an acceptable replacement. It will have a flat roof, which although differing to the hipped roof of the main dwelling, will not appear out of place. The extension will have minimal impact on the visual appearance and character of the property. Being to the rear the proposal will not be visible from the street scene and will have no impact on the composition or appearance of the street. It remains in keeping with the character of the property and will have little harm on visual amenity.

The proposal is subservient to the design of the dwelling and is well integrated. It will use materials primarily matching the existing, ensuring minimal intrusion on visual amenity. The extension is appropriate in terms of scale and massing and will not unduly obtrude or dominate the host dwelling. It is in keeping with the character of the property, and the locality, and is acceptable. It is noted that an extension with a depth of 1.5m less could be constructed under permitted development rights.

The Arun Design Guide states rear extensions should respond to the distinctive characteristics of the building and surrounding area, preserve external garden amenity space and exploit opportunities for innovative and contemporary design where appropriate. This proposal complies with this whilst being deeper than the maximum suggested depth.

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

RESIDENTIAL AMENITY

The proposed will be single storey and have a flat roof measuring 3m high. This roof will include a roof lantern which will protrude slightly higher but will not have any impact on residential amenity. The proposal retains 0.85m to the eastern boundary, 0.8m to the west, and 5.2m to the north. Given the scale of the extension, these distances are acceptable and in accord with D DM4 of the Arun Local Plan. Due to the projection of the extension, it will conflict the 45- and 60- degree rules outlined by the Arun Design Guide, but this will not have detrimental harm on the neighbouring properties to the sides and as such

does not warrant refusal. It will not result in adverse overbearing or overshadowing and will have minimal harm on residential amenity.

The proposal will feature a small window to the east elevation, and a set of bifold/sliding doors to the north (rear) elevation. These features will not result in any adverse overlooking, primarily facing the rear garden, and will have minimal impact on neighbouring 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 and is respectful to the privacy and amenity of neighbouring properties.

The proposal will not result in any adverse overlooking, overbearing, or overshadowing of neighbouring properties, 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 Plan CG1a
- Block Plan GC1b
- Proposed Floor and Roof Plans GC004
- Proposed Elevations GC003

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: Your attention is drawn to the comments of our Drainage Engineers regarding surface water disposal. Their comments can be viewed in full on our website.