

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

REF NO: AL/77/19/HH

LOCATION: 2 Tudor Cottage
Tudor Drive
Westergate
Aldingbourne

PROPOSAL: Enlarged replacement single storey extension with bathroom and dressing room in roof space.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct an extension which will be sited to the western side of the dwelling.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

No response.
No representation received from nearby occupiers.

CONSULTATIONS

Engineers (Drainage)
Natural England
Environment Agency
Southern Water Planning

CONSULTATION RESPONSES RECEIVED:

Southern Water - Request an informative is included for connection to the public sewer.
Natural England - No comment to make on the application.
Engineers (Drainage) - Request pre commencement condition relating to surface water drainage.

Comments noted. The pre commencement condition has been agreed with the applicant.

POLICY CONTEXT

Designation applicable to site:
Built up area boundary
Flood 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
SDSP2	SD SP2 Built-up Area Boundary

[Aldingbourne Neighbourhood Plan 2016 POLICY EH1](#) Resist development outside

Aldingbourne Neighbourhood Plan 2016 POLICY H1 New housing or altering dwellings
Quality of Design

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

PRINCIPLE

The proposed development is situated within the built up area boundary where the principle of development is acceptable subject to accordance with relevant development plan policies. As stated in SDSP2 the key policies considered are DDM1 and DDM4 of the Arun Local Plan.

Aldingbourne has a 'made' Neighbourhood Plan with policy EH1 and H1 of relevance to the application. The proposal complies with this policy.

DESIGN AND VISUAL AMENITY

To the north of the property there is a private road however the dwelling is set back from the road. To the rear of the property there is a cul de sac, Barnett's Field. As a result of the siting of the dwelling and extension it is unlikely to be visible from the front but is partially visible at the rear.

The existing dwelling is part thatched roof with an existing side extension and conservatory. The proposed development will replace the existing side additions. The development extends beyond the principal elevation of the dwelling however as a result of the siting of the dwelling with gardens to the front and side of the property, the development will not appear out of character or adversely impact upon the spatial pattern or established development line as it is unlikely to be visible.

The development is set slightly lower than the main dwelling and as a result it appears subservient. The front of the dwelling will have a gable end with a glazed front. Whilst the main bulk of the dwelling has a thatched roof, the side additions are currently a mixture of tiled, felt and polycarbonate roof and the new extension would use tiled roof. The walls will be white to match the existing dwelling which again help to ensure it is visually integrated.

The development will alter the appearance of the dwelling to the west with the new addition larger than existing, with a gable addition however due to its siting is not considered to adversely impact the character of the area and accord with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The existing side additions will be removed and replaced with an extension. This will be sited to the east and extend north. It will have a width of 7.1m. This is increased slightly from that which exists however the increase is small at approximately 0.8m. The extension will then have a depth of 8.1m. This extends north and around 3m beyond the principal elevation of the dwelling however, this is not considered to

impact upon neighbouring amenity as a result of the siting and design. A minimum of 9.8m is retained from the gable addition to the front boundary and 11.9m to the western boundary. 3.3m is retained to the south which the same as existing.

The existing additions have a lean to and a flat roof with a maximum height of 3m. The proposed extension will have a pitched roof similar to existing and as a result the height will increase to 5.3m with eaves at 2.5m. Whilst the increase will be visible from the south, there is 3.3m retained to the rear boundary and it is considered No.42 Barnett Fields is situated a sufficient distance in such that the height increase will not result in adverse overbearing or overshadowing impacts. There are also no other neighbouring properties to the west and as such the extension is not considered to adversely impact upon neighbouring amenity.

There is existing first floor accommodation and this will be extended. There will however be no first floor windows to the rear however there will be 2 rooflights to the front. These are not deemed to result in adverse overlooking. There will also be 3 additional windows at ground floor. Due to their siting at ground floor, views are not considered to be additional than that which is already possible. To the western and northern elevation there will be glazed doors. With trees at the boundary and sufficient fencing in place, the development at single storey is not deemed to result in adverse overlooking upon this elevation.

Due to the siting of the property with sufficient space to the front and side boundary, the development is not considered to result in harm upon neighbouring amenity by way of overbearing, overshadowing or overlooking and accord with DDM1 and DDM4 of the Arun Local Plan.

LISTED BUILDING

There is a Grade II Listed building (Mouse Hall) situated to the east of the application site. Paragraph 190 of the NPPF requires us to consider the significance of the impact upon the heritage asset.

The proposal has limited impact on the significance of the heritage asset, which is a result of the proposal being situated to the western side of the dwelling and quite a distance from the heritage asset.

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
 - Proposed Elevations - 04
 - Proposed Plans - 03A

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 Development shall not commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual ground water levels and winter Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage. No building / No part of the extended building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W SP1, W DM1, W DM2 and W DM3 of the Arun Local Plan. This is required to be a pre-commencement condition because it is necessary to implement the surface water drainage system prior to commencing any building works.

- 4 **INFORMATIVE:** A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk. Please read our New Connections Services Charging Arrangements documents which is available to read on our website via the following link <https://beta.southernwater.co.uk/infrastructurecharges>.

- 5 **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.