

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

REF NO: AL/7/19/HH

LOCATION: Kittenash
Hook Lane
Aldingbourne
PO20 3TE

PROPOSAL: Demolition of existing conservatory & replacement roof to provide additional accommodation.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to demolish an existing conservatory and construct accommodation in the roof space. This would involve the alteration of the roof type and an increase in ridge height of the dwelling.

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Aldingbourne Parish Council provided no comment.
No representation received from nearby occupiers.

CONSULTATIONS

Engineering Services Manager
Engineers (Drainage)
Southern Water Planning

CONSULTATION RESPONSES RECEIVED:

Drainage (Engineers) - Requested standard condition is applied relating to surface water drainage.

Southern Water - Request a standard informative is included. Full comments available online.

Comments noted. The condition has been agreed with the applicant and is included.

POLICY CONTEXT

Designation applicable to site:
Built up area boundary

DEVELOPMENT PLAN POLICES

[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 EH6](#) Protection of trees and hedgerows

Aldingbourne Neighbourhood Plan 2016 POLICY H2 Range of house types
Housing Mix

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 D DM1 and D DM4 of the Arun Local Plan.

Aldingbourne has a 'made' Neighbourhood Plan with policy EH6 and H2 of relevance to the application. The proposal complies with this policy.

The site is occupied by a bungalow. The rear and east of the site previously consisted of open fields however a new housing development 'The Furlongs' is nearing completion. To the north of the site there are fields and to the west there are dwellings.

DESIGN AND VISUAL AMENITY

The dwelling is situated on an access road just off Hook Lane and the proposal is visible from the neighbouring properties however not from the main road and wider area.

The proposal seeks to alter the roof of the existing dwelling which includes increasing the ridge height to allow for the creation of a first floor accommodation. The appearance of the dwelling will alter from cross hipped roof bungalow to a barn hip end roof. To the front of the property a porch canopy area will also be constructed with 3 beams, this meets with the principal elevation of the dwelling. It is open in appearance.

The proposal is not considered subservient to the host dwelling due to the increase in the scale of the dwelling and in conflict with DDM4(b) of the Arun local Plan however it does appear well integrated.

Whilst the bungalow to the west is of smaller scale than the host dwelling, the properties to the rear are two storey and the surrounding area consists of properties of a varied design and style and as a result the alteration is not considered to appear out of character with the area.

The proposal will alter the materials of the dwelling and construct Marley Cedral cladding to the first floor front and rear elevation. The surrounding properties are varied in appearance and the alteration is again not considered to appear out of keeping with the area.

Whilst the proposal does alter the appearance of the dwelling, the change is not necessarily harmful and

as such is not considered to adversely impact the spatial pattern or character of the area and accord with DDM1 and DDM4 (a) and (e) of the Arun Local plan.

RESIDENTIAL AMENITY

The proposal increases the ridge height of the dwelling by approximately 1.75m and the eaves by around 0.2m. The dwelling will therefore increase from approximately 6.45m to 8.2m. Whilst this is quite substantial due to the siting of the dwelling with sufficient separation from neighbouring properties the increase is not considered to give rise to any significant overbearing or overshadowing impacts.

The dwelling is located 2.75m from the western boundary however there is a road for access to the rear of the property which results in a further 6.5m separation at this elevation and nearest neighbour. To the east there is 4.5m to the boundary and approximately 20m to the rear.

To the rear 1st floor there will be 2 additional windows however due to the siting and separation these are not considered give rise to any adverse overlooking upon the properties to the rear. There will be 2 velux to the eastern elevation. These will serve bathrooms but will be obscured to prevent any possible adverse overlooking. A velux to the west will serve a landing and as a result is not considered to give rise to any adverse overlooking to the neighbouring property.

Whilst the proposal results in a substantial change to the appearance of the dwelling due to its design and siting it is not considered to give rise to adverse impacts upon neighbouring amenity by way of overshadowing, overbearing or overlooking and accord with DDM1 and DDM4 of the Arun Local Plan.

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 Plan- Rev A
 - Block Plan
 - Proposed Plans and Elevations - 904345/01
 - Existing Details and Proposed Roof Plan - 904345/02
 - Design and Access Statement
Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 of the Arun Local Plan.
- 3 The 2 velux windows on the eastern elevation of the building shall at all times be glazed with obscured glass and only openable at a high level at least 1.7m above finished floor level.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies DDM1 of the Arun Local Plan.
- 4 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.
- 5 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>.
- 6 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.