

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

REF NO: AL/7/20/HH

LOCATION: Grindel
Level Mare Lane
Fontwell
PO20 3SA

PROPOSAL: Proposed single storey rear extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a single storey rear extension.

RELEVANT SITE HISTORY

AL/58/19/HH	Part demolition of garage and single storey extension.	ApproveConditionally 22-08-19
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REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

No response
No representation 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)
DSP1	D SP1 Design
CSP1	C SP1 Countryside

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

PLANNING POLICY GUIDANCE:

NPPDG	National Design Guide
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS**PRINCIPLE**

The proposed development falls outside of the built up area boundary. However the application seeks permission for an extension to an existing dwelling located within a residential area. Therefore the principle of development is considered acceptable and as such will be assessed against 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.

BACKGROUND

A similar application was approved in August 2019. This application seeks to alter the roof design of the extension.

DESIGN AND VISUAL AMENITY

The extension is situated to the rear of the dwelling and as such it is not visible from wider street scene.

The extension is modest in size and appears subservient with the use of matching materials. The proposed roof is flat pitch with a rooflight to the centre whereas previously it extended in line with the gable end, therefore the overall height has been reduced.

Due to the siting it is not considered to give rise to an adverse impact upon the wider locality of the area in itself, as there are few viewpoints of this aspect of the application from the street scene. The proposal is therefore in accordance with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The extension has a depth of 3m. It will have a height to the eaves of approximately 2.85m and a total height 3.75m with roof lantern.

The extensions retains 2.6m to the east and 3.4m to the western boundary. This is considered sufficient to ensure there is no adverse overbearing or overshadowing impacts. 30m is also retained to the rear boundary however there are no properties to the rear.

Due to the design and modest size of the extension, the proposal 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.

SUMMARY

The proposed development is deemed to accord with the relevant development policies and as such is approved 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
 - Existing and Proposed Site Cross Sections - 1434/P03
 - Proposed Plans - 1434/P02 A

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.