

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

REF NO: AL/80/18/HH

LOCATION: Meadowsley
Westergate Street
Westergate
PO20 3QS

PROPOSAL: Increase height of roof on extension & external parapet wall with 4 No. additional rooflights(amendment to AL/4/17/HH).

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to increase the roof height of a single storey extension previously approved under AL/4/17/HH. The application also seeks to install 4 additional rooflights
----------------------------	--

RELEVANT SITE HISTORY

AL/18/18/DOC	Approval of details reserved by conditions imposed under AL/4/17/HH relating to Conditions 3 - Surface Water Drainage plan & constuction details	DOC Approved 01-03-18
AL/4/17/HH	Single storey rear extension & covered patio area.	ApproveConditionally 27-03-17
AL/90/16/NMA	Application for a non-material amendment for continuation of new pitched roof over flat roof of existing garage approved by AL/65/14/HH.	Approve 20-09-16
AL/65/14/HH	Extension to existing garage in rear garden	ApproveConditionally 17-10-14

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Aldingbourne Parish Council provided no response.
No representation from nearby occupiers.

CONSULTATIONS

Southern Water Planning
Engineering Services Manager
Engineers (Drainage)

CONSULTATION RESPONSES RECEIVED:

Drainage - requested standard condition ENGD2B be included. However this was included in the previous application AL/4/17/HH and has since been discharged. As the amendment changes the roof height and does not increase the footprint of the extension, it is not necessary to condition the works again.

POLICY CONTEXT

Designation applicable to site:
Built Up Area Boundary
PD Restriction.

DEVELOPMENT PLAN POLICES

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
SDSP2	SD SP2 Built-up Area Boundary
DSP1	D SP1 Design

[Aldingbourne Neighbourhood Plan 2016 POLICY](#) Range of house types

[H2](#)

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. The key policies considered are DDM1 and DDM4 of the Arun Local Plan.

Aldingbourne has a made neighbourhood plan with policy H2 relevant to the determination of the application.

The application makes changes to the extension which was approved under AL/4/17/HH. This application proposes alterations to the roofs height, parapet wall and the number of rooflights.

The site is occupied by a detached bungalow with a detached garage to the rear west of the site.

DESIGN AND VISUAL AMENITY

The proposal is situated to the rear of the dwelling and as such is unlikely to be visible from the street scene. Due to its construction, the extension sits above the existing eaves height of the host dwelling by a maximum of 1m with a total height of around 3.4m. Whilst the extension is above existing eaves height, the extension is still relatively modest in height and with a flat roof and is considered well integrated with the host dwelling. The extension is also still lower than the ridge height of the host dwelling.

Due to its siting at the rear of the dwelling, it is not deemed to impact upon the spatial pattern or character of the area and in accordance with DDM1 and DDM4 of the Arun Local Plan and H2 of the Aldingbourne Neighbourhood Plan.

RESIDENTIAL AMENITY

The proposal seeks to increase the height of the existing extension by 720mm to provide a total height of around 3.4m.

The existing extension is not increasing in size and therefore retains the separation distance to the southern boundary at just over 1m and 10m to the rear and therefore due to the location of the extension, the increase in height is not considered to appear overbearing upon neighbouring properties.

The proposal also seeks to add 4 additional skylights to the extension, however due to their height above finished floor level, will not give rise to any additional overlooking.

The increase in height and installation of rooflights is not considered to give rise to any adverse impacts upon the residential amenity and is in accordance 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

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 and Block Plan - drg:H-010-001-0101 Rev A
- Proposed Elevations - H-010-001-0106 Rev C
- Proposed Roof Plan - H-010-001-0104 Rev C
- Proposed Ground Floor Plan - H-010-001-0103 Rev A

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 of the Arun District 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.