

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

REF NO: AL/88/19/HH

LOCATION: 9 Lidsey Road
Woodgate
PO20 3SU

PROPOSAL: Single storey rear extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above

RELEVANT SITE HISTORY

AL/74/01/	Roof conversion to form bedroom and en-suite bathroom and single storey extension to rear of existing dwelling	ApproveConditionally 16-11-01
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REPRESENTATIONS

REPRESENTATIONS RECEIVED:

No response from Aldingbourne Parish Council.

No representation from nearby occupiers.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Lidsey Treatment Catchment
Within the 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

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.

Policy H1 of the Aldingbourne Neighbourhood Plan outlines proposals for new housing or extending or altering existing dwellings should be of a high quality design that reflects the local character and reinforces local distinctiveness. Proposals must demonstrate how they meet the policies set out in the Plan.

DESIGN AND VISUAL AMENITY

The extension will not be visible from the street scene as a result of its siting to the rear of the dwelling. The rear extension will have a maximum height of 2.5m and as a result does not appear unduly dominant. The development appears well integrated with the host dwelling as a result of its size, design and materials being used that match the existing.

The development proposed is not considered to adversely impact the spatial pattern or character of the area and accord with DDM1 and DDM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The development will run the width of the rear elevation and extend the property by 2.8m. There is a 1.3m gap between the proposed extension and the boundary to the north. The neighbouring property has an extension to the rear of a similar length. Whilst the proposal is closer at only 0.5m to the southern boundary it is not considered to give rise to any unacceptable over bearing or have a detrimental impact through breaking the 45 degree rule due to the existing extension and the height of the proposal. There is a proposed pair of doors to the rear extension facing east looking down their garden leaving 14.5m to the rear boundary and as such is not considered to give rise to any adverse overlooking upon neighbouring amenity.

It is acknowledged that the neighbouring property to the north has an extension and this would protrude past it, however, it is not considered to be overbearing due to the flat roofed nature of the extension. It is also not considered to have an unacceptable level of overshadowing. As a result of the modest scale and design the proposed development is not considered to harm neighbouring amenity by way of overbearing, overshadowing or overlooking and accord with DDM1 and DDM4 of the Arun Local Plan.

SUMMARY

The proposed development accords 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), Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for refusal of permission in this case interferes with applicant's right to respect for their private and family life and their home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of neighbours). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for refusal 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 Floor, Location and Block Plan Sheet 1a of 3
 - Proposed Roof Plan Sheet 3 of 3
 - Proposed Elevations Sheet 2 of 3

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 identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.