

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

REF NO: AL/88/21/HH

LOCATION: Longdown House
Littleheath Road
Aldingbourne
BN18 0SR

PROPOSAL: Single storey orangery including demolition of conservatory

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The demolition of conservatory and replacement with a orangery extension measuring approximately 4m in depth by 10.5m in length.

REPRESENTATIONS

Parish Council - No Objection

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
Outside the built up area boundary

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

CSP1	C SP1 Countryside
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

[Aldingbourne Neighbourhood Plan 2019-31 Policy EH1](#) Built up area boundary

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

PRINCIPLE

Policy D DM1 sets out 13 design aspects of which applications should be assessed against. These include: Character, Appearance, Impact, Innovation, Adaptability, Crime Prevention, Trees, Public realm, Layout, Public Art, Density and Scale.

Policy D DM4 sets out criteria for which applications relating to extensions and alterations of existing buildings must be assessed against. They generally seek to minimise the impact of the proposal on the character of the host dwelling, its neighbours and the locality.

Policy C SP1 of the Arun Local Plan related to development outside of the built up area boundary and states that the countryside should be recognised for its intrinsic character and beauty and specifies certain criteria to be met before it is permitted.

Arun recently adopted a Design Guide which provides detailed guidance that will help raise design standards across the District. Developments should respond to the distinctiveness and characteristics of their surroundings in terms of scale massing and materials, protect the amenities of occupants and neighbours and seek to minimise energy consumption and improve environmental performance. In this instance, side extension should also be subservient to the host dwelling and respect the space between buildings.

Aldingbourne has a made neighbourhood plan but with no policies of relevance.

DESIGN AND VISUAL AMENITY

The extension is to replace a conservatory style sun lounge. Its overall footprint is to be the same as existing and it is to be positioned in the same location.

Its intended scale is appropriate for its intended use and it does not compromise the established spatial character of the plot or locality, which is characterised by other two storey residential dwellings on good sized plots.

It is proposed to build the orangery with facing brick to match and with a flat roof, which is characteristic of this style of extension. The flat roof will be hidden behind a parapet and will not be visible.

The eaves and overall height of the extension is considerably lower than the two storey dwelling and only slightly taller than the structure it will be replacing.

Due to the properties orientation and long front gardens the extension will not be visible from the street and is considered subservient to the dwelling.

Having regard to the design and visual amenity, the proposal is deemed to accord with DDM1 and DDM4 of the Arun Local Plan and the Part M Arun Design Guide.

RESIDENTIAL AMENITY

Neighbouring properties are some distance to the north and the area is characterised by its rural setting and mature planting buffers between properties and the road. The 45-degree rule will not be applicable in this instance due to the large separation distances and it is felt that the proposed extension will not be overbearing or overshadow the neighbouring properties to the north.

The extension will benefit from windows at ground floor level as such no new views will be achievable other than those that are already existing.

By virtue of not being overbearing, overshadowing and overlooking that the proposed extensions accords with policy DDM4 of the Arun Local Plan and Part M of the Arun Design Guide.

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.

CIL DETAILS

This application is CIL Liable therefore developer contributions towards infrastructure will be required (dependant on any exemptions or relief that may apply)

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 003
 - Proposed Plans 002

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 and D DM4 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.