

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

REF NO: AL/89/18/HH

LOCATION: Lidsey Cottage
Sack Lane
Aldingbourne
PO22 9PD

PROPOSAL: Proposed porch

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks planning permission for a proposed porch. The proposed porch will measure approximately 2.6m in width, 2.38m in length and with an height of 3.48m.

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Aldingbourne Parish Council:
Aldingbourne Parish Council provided no response.

No representations received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

COMMENTS ON CONSULTATION RESPONSES:

Comments noted

POLICY CONTEXT

Designation applicable to site:
Outside of the Built up area boundary

DEVELOPMENT PLAN POLICES

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 2016 POLICY H1](#)

New housing or altering dwellings

Quality of Design

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS**PRINCIPLE**

The application site is situated outside of the built up area boundary as defined by SDSP2 of the Arun Local Plan. The proposal is for a porch to an existing dwelling. The proposal is in accordance with CSP1 of the Arun Local Plan, as it is allowed under DDM4 (a) and (c) of this plan. Development can be in accordance with CSP1 if it refers to a specific use of type of development that is covered by another policy (as this development is in accordance with DDM4). In this case, the key policy considerations are deemed to be DDM1 and DDM4 of the Arun Local Plan and H1 of the Aldingbourne Neighbourhood Development Plan.

DESIGN AND VISUAL AMENITY

The proposed porch is situated to the front of the property however due to the location of the property is not visible from the street scene. Although the property is outside of the built up area boundary and therefore does not comply with Policy SDSP2 of the Arun Local Plan, it does accord with Part F of that policy which allows for development if it accords with other policies and it is considered to accord with Policy DDM4 of the Arun Local Plan. The proposed porch due to its size and siting is considered to be well integrated and subservient to the main dwelling. The materials used will match that of the existing dwelling and it is considered that the development will not have any unacceptable adverse impacts upon the character of the area and will accord with DDM1 and DDM4 of the Arun Local Plan and H1 of the Aldingbourne Neighbourhood Development Plan.

NEIGHBOURHOOD RESIDENTIAL AMENITY

The proposed pitch roof porch will be a length of approximately 2.38, 2.6m in width and with a height of 3.48m. The proposed extension will be situated approximately 25.3m from the west boundary of the site and 18.8m from the North boundary. By virtue of the proposals siting, design and scale it is considered that the development will not result in any harmful overbearing, overshadowing and overlooking impacts upon the neighbouring amenity and therefore in accordance with policies DDM1 and DDM4 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord with relevant development plan 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 Block plan 1:200, Proposed Floor Plan, Proposed North and West Elevations and Porch specification summary.
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 **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.