

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

REF NO: AL/92/19/HH

LOCATION: Orchard End
Denmans Lane
Fontwell
PO20 3SD

PROPOSAL: Single storey side extension to an existing semi-detached property.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a single storey extension to the side of the property.

RELEVANT SITE HISTORY

AL/116/17/HH	Single storey side & rear extension	ApproveConditionally 08-12-17
AL/26/16/HH	Single storey side extension	ApproveConditionally 26-04-16
AL/69/90	First floor rear extension	ApproveConditionally 10-09-90

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

No response.
No representation received from nearby occupiers.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:

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
SDSP2	SD SP2 Built-up Area Boundary

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

[H1](#)

Quality of Design

PLANNING POLICY GUIDANCE:

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 and alterations to an existing dwellinghouse. Therefore the principle of development is considered acceptable and 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.

DESIGN AND VISUAL AMENITY

The extension will be sited to the front and side of the dwelling and therefore will be visible from the street scene. There is however a hedge which runs along the full front elevation to a height of approximately 2m and as a result views will be largely restricted.

There is an existing hipped porch area to the front elevation. This will be extended in width by around 10.5 to the west. This will run the full front elevation of the dwelling and extend beyond the side elevation by around 7m.

Due to the size of the extension, at single storey height and with 7m retained to the front boundary, it does not appear unduly dominant. The extension is considered well integrated and will better match the appearance of that of the attached neighbouring property. The materials will match that of the host dwelling.

The surrounding properties are varied in style and design and the proposal will not result in the dwelling appearing out of character with the host dwelling.

Due to the siting and size of the proposal, it is not considered to adversely impact upon the spatial pattern or character of the area and accord with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The extension will run along the front of the property matching the depth of that of the existing front porch and beyond the side elevation to the north by approximately 7m. It will have a depth of 6.15m to the northern elevation, with a height of 2.2m to the eaves and a total height of 3.6m.

There will be additional windows and doors to the north, east and western elevation however due to the siting of the extension, with sufficient boundary treatment and separation distances, it will not give rise to adverse impacts upon amenity, with 15m retained to the north elevation and 24m to the east with no neighbours to this elevation.

Due to the design and siting of the extension, the development is not considered to give rise to adverse impacts 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 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

- Location and Block Plan - 1401-P002 Rev A
- Proposed North Elevation - 1401-P219
- Proposed West Elevation - 1401-P218
- Proposed East Elevation - 1401-P220
- Proposed First Floor Plan - 1401- P116
- Proposed Ground Plan - 1401-P115
- Proposed First Floor Plan - 1401-P114

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 The materials and finishes of the external walls and roof of the building hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policies D DM1 of the Arun Local Plan.

- 4 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.