

Recommendation Report for Planning Permission for Works or Extension to a Dwelling**REF NO:** AL/93/14/HH**LOCATION:** Manor House
Park Lane
Aldingbourne**PROPOSAL:** Demolition of store room & tiled veranda & single storey rear extensions**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	As above
SITE AREA	N/A.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A.
TOPOGRAPHY	Predominantly flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	2m brick wall and hedgerows/vegetation.
SITE CHARACTERISTICS	Two storey listed building with gable end and gambrel style roof, set in large plot within a rural location. The property currently has a single storey timber structure to side.
CHARACTER OF LOCALITY	Semi-rural locality, on main road with mainly large to medium sized two storey detached properties.

RELEVANT SITE HISTORY

AL/106/94/L	Application for Listed Building Consent for new window to guest bathroom, new doors between drawing/dining rooms, re-arrangement of bathroom and dressing room to principal bedroom and other minor internal works.	ApproveConditionally 12-01-1995
AL/7/95/L	Application for Listed Building Consent to replace two pairs of french doors to south elevation with one pair, alterations to south east and guest bathrooms, kitchen and cloakroom areas. New door to playroom from store/passage, and other minor works.	ApproveConditionally 07-04-1995
AL/116/03/L	Application for Listed Building Consent for the re-cladding to eastern end wall partial re-roofing & associated repairs to roof structure	ApproveConditionally 15-01-2004

AL/69/05/L	Application for Listed Building Consent for the removal of part of a wall internally and replacement of window in rear elevation with french doors all to match existing	ApproveConditionally 22-08-2005
AL/94/06/L	Application for Listed Building Consent for 1 no. new door and 1 no. relocated door at first floor.	ApproveConditionally 08-01-2007
AL/26/07/	Demolition of existing pool, building & replacement ancillary pool changing & plant building.	ApproveConditionally 13-04-2007
AL/27/07/L	Application for Listed Building Consent for the demolition of existing pool building & replacement ancillary pool changing & plant building.	ApproveConditionally 13-04-2007

N/A

REPRESENTATIONS

Representations received:

Aldingbourne Parish Council - no comments received.

Comments on Representations received:

N/A.

CONSULTATIONS

Consultations responses received:

None.

Comments on Consultation responses:

N/A.

POLICY CONTEXT

Designations applicable to site:

Outside Built Up Area Boundary;
Class C Road; and
Listed Building Grade II.

DEVELOPMENT PLAN POLICIES

Arun District Local Plan 2003: [DEV19](#)
[GEN2](#)
[GEN7](#)

[Publication Version of the Local Plan \(October 2014\):](#)

Extensions to existing residential buildings
Built-up Area Boundary
The Form of New Development
D DM1 Aspects of Form and Design Quality
D DM4 Extensions and Alterations to Existing Buildings (residential and non-residential)
HER DM1 Listed Buildings
HER SP1 The Historic Environment
SD SP2 Built-Up Area Boundary

PLANNING POLICY GUIDANCE

NPPF

National Planning Policy Framework

POLICY COMMENTARY

The Development Plan consists of the Arun District Local Plan 2003, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

Arun District Council's Development Plans:

Paragraph 215 of the NPPF ensures that specific policies in Arun District Local Plan 2003 can carry weight. The weight afforded to the policies with Local Plan policies can be assessed according to their level of consistency of the various policies with the National Planning Policy Framework.

Paragraph 216 of the NPPF confirms that weight can be given to policies in emerging plans from the day of publication. The Council resolved that the policies and maps in the Publication Version of the Local Plan be used in the determination of this planning application. Following 'publication' of the Local Plan a formal public consultation, examination and adoption process takes place.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The statement of representations procedure and statement of fact produced by the Council under regulation 19 explains that the consultation will take place on 30th October 2014 for six weeks.

The Neighbourhood Development Plan

Where applicable, Neighbourhood Development Plan's (more commonly known as a neighbourhood plan or NDP), once made by Arun District Council, will form part of the statutory local development plan for the relevant designated neighbourhood area and policies within them will be considered in determining planning applications. Made NDP policies will be considered alongside other development plan documents including Arun District Council's Local Plan. Whilst an NDP is under preparation it will afford little weight in the determination of planning applications. Its status will however gain more weight as a material consideration the closer it is towards it being made. Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation(Reg.14).

Made Plans in Arun District Council's Local Planning Authority Area are: Arundel; Barnham & Eastergate; Bersted; Felpham; Littlehampton; Ferring, Rustington, Kingston, Angmering, East Preston and Yapton.

Aldingbourne have just completed the first draft of their Neighbourhood Plan (Neighbourhood Plan Working Draft November 2014).

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

Policy DEV19 requires that extensions be visually subservient to the existing building and do not have any adverse impacts on neighbouring properties. Also extensions must reflect the existing streetscene.

The extensions would meet the requirements of DEV19 as they are single storey and the gable end elements on one of the extensions reflects that of the existing property.

The property is not set close to any other residential building and as such the single storey extensions will have a limited impact on neighbouring residential amenity.

The proposal is considered to reflect the form of development in the area, is modest in size and well designed so would respect the historic environment.

As such conditional approval is recommended.

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:

Existing & Proposed Block and Location Plan Ref 2314-000 (2 plans);
Existing Plans & Elevations Ref A1Q 9685-(P);
Existing Ground Floor Plan Ref 2134-001;
Existing First Floor Plan Ref 2134-002;
Proposed Ground Floor Plan Ref 2134-101;
Proposed First Floor Plan Ref 2134-102;
Proposed Plans & Elevations Ref A1Q 9685-(P);
Existing & Proposed North Elevation Ref A1Q 9685-(P);
Concept - Proposed Floor Plan Ref A3Q 9685-2b; and
Concept Ref A1Q 9685-2b(i).

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Policy GEN7 and DEV19 of the Arun District Local Plan.

- 3 No development shall be carried out unless and until a schedule of materials and finishes and samples of such materials and finishes to be used for external walls and roofs of the proposed extensions have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the extensions.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity of the Listed Building by endeavouring to achieve a building of visual quality in accordance with policy GEN7 and DEV19 of the Arun District Local Plan.

- 4 **INFORMATIVE:** Statement pursuant to Article 31 of the Town and Country Planning (Development Management Procedure)(England) (Amendment No. 2) Order 2012. 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.

- 5 INFORMATIVE: Please note and have regard to the decision on Listed Building Consent AL/94/14/L which will be issued separately.