

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

REF NO: AL/93/21/HH

LOCATION: 23 Olivers Meadow
Westergate
PO20 3YA

PROPOSAL: 2 storey side extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a two storey side extension.

REPRESENTATIONS

Aldingbourne Parish Council provided no objection.

No representation received from nearby occupiers.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

Engineers - Apply standard condition relating to surface water drainage.

Noted, however the extension is only marginally larger than the existing conservatory and a condition is not considered necessary.

POLICY CONTEXT

Built up area boundary

DEVELOPMENT PLAN POLICIES

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

DDM1	D DM1 Aspects of form and design quality
DSP1	D SP1 Design
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)

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

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

CONCLUSIONS

PRINCIPLE

The key policies considered are D DM1 and D DM4 of the Arun Local Plan.

Aldingbourne has a made Neighbourhood Plan 2 with policy EH1 of relevance to the application. The proposal complies being located within the BUAB.

DESIGN AND VISUAL AMENITY

The dwelling is to a corner and is highly visible from the street scene. There is an existing conservatory to the side elevation and this will be removed to allow for a two storey addition to be constructed.

The proposal appears well integrated with the host dwelling and is modest in size situated slightly behind the principal elevation by around 0.75m. The roof will be pitched, set slightly below the ridge height. Approximately 4.5m will be retained to the front boundary and 7.25m to the side boundary. The extension therefore retains separation and does not appear unduly dominant in appearance.

The external materials will match existing again ensuring its integration with the host dwelling.

Section M of the Arun Design Guide states 'Extensions should respond to and complement the existing character and appearance of the building and wider townscape in terms of scale, massing, materials, openings and roof form'. The proposal is considered to comply being modest in size and appropriate in scale and massing.

The proposal is not deemed to result in adverse harm upon the appearance of the street scene or wider area and accord with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The proposal will run along the eastern side of the property. It retains 1.5m to the rear elevation and due to the siting of the extension, with the road alongside, it will not result in adverse overbearing or overshadowing. The width is modest at 3m, matching that of the conservatory which will be removed.

There will be an additional first floor window which looks north, although due to the siting of the neighbouring properties, views will be of the front garden of the rear dwelling. The window will however serve a bathroom and it will be conditioned to remain obscured glazed to ensure no adverse views are available.

An additional window and door to the ground floor will have views of the garden of the host dwelling and are not considered additional to that which is already achievable. 2 additional windows to the front will look over the street scene.

The proposed development due to the siting and design, is not considered to result in harm upon amenity and accord with D DM1 and D DM4 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
- Location and Block Plan - 21/44826/1
- Proposed Elevations and Floor and Roof Plans - 21/4826/3

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 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 The first floor window on the northern elevation of the building shall at all times be glazed with obscured glass and only openable at a high level, at least 1.7m above finished floor level.

Reasons In the interests of the amenities of the occupants of nearby properties in accordance with policies D DM1 of the Arun Local Plan.
- 5 **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.