

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

REF NO: AL/95/21/HH

LOCATION: 31 St Richards Road
Westergate
PO20 3RD

PROPOSAL: Single storey extension to replace existing conservatory.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a single storey extension to replace existing conservatory.

REPRESENTATIONS

Aldingbourne Parish Council - No Objection.

No representations received from nearby occupiers.

Engineers (Drainage) Comments - Given the scale of the proposed development and based on the assumption that the application may be considered equivalent to permitted development, the documents supplied as part of this application have not been assessed. We would stress the need to consider properly and bring to the applicant's attention, surface water disposal, especially in the Lidsey Treatment Catchment. If you would like a formal analysis of the application, with likely recommendations for pre-commencement conditions, then please get in touch within two weeks of this consultation, in the absence of a reply we will assume one is not required.

Southern Water - Please see the attached extract from Southern Water records showing the approximate position of our existing foul sewer crossing the development site. The exact position of the public asset must be determined on site by the applicant in consultation with Southern Water before the layout of the proposed development is finalised.

- The 150 mm diameter gravity sewer requires a clearance of 3m on either side of the gravity sewer to protect it from construction works and to allow for future maintenance access.
- No new excavation or new tree planting should be carried out within 3 metres of the external edge of the public gravity sewer without consent from Southern Water.
- No new soakaways, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5m of public or adoptable gravity sewers.
- All existing infrastructure should be protected during the course of construction works. Please refer to: southernwater.co.uk/media/3011/stand-off-distances.pdf

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

None

POLICY CONTEXT

Built-Up Area Boundary
 Lidsey Treatment Catchment
 WSCC Mineral Consultation Areas
 HRA Buffers

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

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:

SPD13	Arun District Design Guide (SPD) January 2021
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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.

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.

DESIGN AND VISUAL AMENITY

The property is a semi-detached two storey dwelling to east of St Richards Road. There is garden area to front (west) and rear (east). The property is constructed of brick with a pitched tiled roof. The neighbouring properties are number 29 St Richards Road to north and number 33 St Richards Road to south. To the rear (east) there is agricultural fields. The surrounding area is residential in character and contains properties of similar design.

The proposals are for single storey extension to replace existing conservatory. Due to siting to rear (east) the extension is restricted from view from street scene so does not impact surrounding character of area so complies with policy D DM1 of the Arun Local Plan. The roof design is in-keeping with existing property and is visually subservient to main property so complies.

The conservatory to be removed to rear has a width of 3.17m and a depth of 4.58m.

The proposed single storey rear extension will have a width of approximately 3.58m and a depth of approximately 4.94m. The height to top of pitched roof end will be approximately 3.29m. There will be two new windows to south elevation, three sliding doors to rear (east) elevation and one new roof lantern roof light.

Arun recently adopted a Design Guide. It states development should be subservient to the main property and this complies in terms of size and scale. It states that rear extensions can however have significant impacts on neighbouring amenity in terms of privacy and overshadowing. The extension will pass the 45 degrees test from neighbouring ground floor window to ascertain whether the development will affect neighbouring properties access to light. The existing boundary fence to side (south) also reduces impact.

The proposed materials seem to match existing dwelling and consist of facing brickwork walls, plain tiles / felt roof materials, UPVC windows and Aluminium doors so comply with policies D DM1 and D DM4 of the Arun Local Plan and Design Guide.

RESIDENTIAL AMENITY

The rear extension will run along most of the rear principal elevation. There is around 2.50m remaining to side (southern) boundary fence. Due to extension being similar in width to conservatory being removed there is no adverse harm to overbearing or overshadowing effects to neighbouring property number 33 St Richard Road to south. The proposal retains around 22.1m to the rear (east) boundary so is acceptable.

There will be two new windows (6 window panes) to side (south) elevation. This will increase risk to overlooking to neighbouring property number 33 to south however being at single storey and existing boundary fence to south there is no adverse harm caused.

The new three sliding doors to rear (east) elevation will increase some risk to overlooking to side (south) however no more than what was with the original conservatory and siting of development beyond building line to south so no adverse effects caused.

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 accords 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

Location Plan

Proposed Rear Elevation Dwg No. 5/22/08

Proposed Side Elevation Dwg No.5/22/07

Proposed Roof Plan Dwg No. 5/22/06

Proposed Ground Floor Plan Dwg No. 5/22/05

Existing Rear Elevation Dwg No. 5/22/04

Existing Side Elevation Dwg No. 5/22/03

Existing Roof Plan Dwg No. 5/22/02

Existing Ground Floor Plan Dwg No. 5/22/01

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policies 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.

- 4 INFORMATIVE: Developer Services- Southern Water - Please see the Council's website on this application for details from Southern Water regarding records showing the approximate position of our existing foul sewer crossing the development site. The exact position of the public asset must be determined on site by the applicant in consultation with Southern Water before the layout of the proposed development is finalised.

- The 150 mm diameter gravity sewer requires a clearance of 3 metres on either side of the

- gravity sewer to protect it from construction works and to allow for future maintenance access.
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It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

Southern Water requires a formal application for any new connection to the public foul sewer to be made by the applicant or developer.

To make an application visit Southern Water's Get Connected service: developerservices.southernwater.co.uk and please read our New Connections Charging Arrangements documents which are available on our website via the following link: southernwater.co.uk/developing-building/connection-charging-arrangements

Our initial investigations indicate that there are no public surface water sewers in the area to serve this development. Alternative means of draining surface water from this development are required.

This should not involve disposal to a public foul sewer and should be in line with the Hierarchy of H3 of Building Regulations with preference for use of soakaways.gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119). Website: southernwater.co.uk or by email at: SouthernWaterPlanning@southernwater.co.uk

- 5 INFORMATIVE: Engineers (Drainage) Comments - Given the scale of the proposed development and based on the assumption that the application may be considered equivalent to permitted development, the documents supplied as part of this application have not been assessed. We would stress the need to consider properly and bring to the applicant's attention, surface water disposal, especially in the Lidsey Treatment Catchment.