

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

REF NO: AL/96/19/HH

LOCATION: The Old Stables
Old Dairy Lane
Norton
PO20 3AF

PROPOSAL: Proposed window to existing kitchen. This application may affect the character and appearance of the Norton Lane, Norton Conservation area.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct one window to the northern elevation to the dwelling.

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

No response

No representations received from nearby occupiers.

Conservation Area Advisory Committee provided no objection.

CONSULTATIONS

Conservation Officer

Engineers (Drainage)

CONSULTATION RESPONSES RECEIVED:

Conservation Officer - The proposal is for a window located within Norton Conservation Area. It is small and should match existing. It will have a neutral impact on the Conservation Area and building.

POLICY CONTEXTDesignation applicable to site:
Outside built up area boundary
Conservation Area.**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 EH9](#)

Conservation Area

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 the built up area boundary as defined by SDSP2 of the Arun Local Plan. The proposal is for extensions/alterations to an existing building within the plot of an existing dwellinghouse. The proposal is in accordance with CSP1 of the Local Plan as it is in accordance with DDM4. Development can be in accordance with C SP1 if it refers to a specific use or type of development that is covered by another policy. In this case, the key policy considerations are deemed to be D DM1 & D DM4 of the Arun Local Plan.

Aldingbourne has a made 'Neighbourhood Plan with policy EH9 and H1 of relevance to the application. The proposal is considered to comply with these policies.

DESIGN AND VISUAL AMENITY

The application will install an additional window to the northern elevation of the dwelling which will serve a kitchen. The window faces the street scene however it is private road and due to the siting of the dwelling, views are minimal with around 30m retained to the front boundary.

The window will be of materials to match that of the existing and as such it appears sympathetic in appearance to the host dwelling. The additional window is not deemed to result in an adverse appearance on the dwelling or wider area and accords with D DM1 and D DM4 of the Arun Local Plan.

CONSERVATION AREA

The dwelling is located on the boundary of the Norton Conservation Area. Para 190 of the NPPF requires the LPA to consider the significance of the impact on the heritage asset. The proposal is small in nature and reflective of the existing windows. It is considered to have a neutral impact upon the character of the building and Conservation Area and therefore accords with HER DM3 of the Arun Local Plan.

RESIDENTIAL AMENITY

The window is modest with a width and depth of 1.2m. Due to its siting set back from neighbouring properties, it is not deemed to give rise to adverse overlooking.

Due to the modest scale of the development and the siting, it is not considered to harm neighbouring amenity and accord with DDM1 and DDM4 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
- Proposed Kitchen Window, Plans and elevations

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 window hereby permitted shall match in colour and texture to those of the existing windows.

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.