

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

REF NO: AL/98/17/HH

LOCATION: 1 Manser Villas
Westergate Street
Westergate Aldingbourne

PROPOSAL: Single storey pitched roof extension at rear and side

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above The proposed development comprises a single storey side and rear extension with a hipped roof that wraps around the existing property. The proposed rear part of the extension measures approximately 3.4m deep, 4.3m wide and 4m high. The side extension part measures approximately 7.4m long, 1.3m wide and 3.5m high. Materials would match the existing property
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	The front has a timber fence approximately 1m high, with a gap for vehicle access. To the rear the property has a timber fence approximately 1.6m high. The side of property has a timber fence between approximately 1m and 1.8m high.
SITE CHARACTERISTICS	Semi detached two storey property with a two storey rear addition forming a broad L shaped property. The property is constructed of render beneath a tile roof. The property has a vehicle access to the side and is set on a reasonable sized plot.
CHARACTER OF LOCALITY	Primarily residential with properties of a varying size and design. There are also some properties ion commercial use close by.

RELEVANT SITE HISTORY

No relevant planning history

REPRESENTATIONS

Representations received:

Aldingbourne Parish Council comments not received to date.

No response to public consultation.

Comments on Representations received:

None

CONSULTATIONS

Southern Water Planning

Consultations responses received:

Southern Water advised informatives to any planning permission.

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:

Within the built up area boundary

Within the Lidsey Treatment Catchment Area

DEVELOPMENT PLAN POLICIES

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

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

[Aldingbourne Neighbourhood Plan 2016 POLICY H1](#)

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

PLANNING POLICY GUIDANCE

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

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.

A new local plan is in preparation and is a material consideration when determining Planning Applications. At this stage the Arun District Local Plan 2011-2031 (Publication Version) October

2014 and supporting documents were submitted for independent examination on 30 January 2015.

A number of Main Modifications to the Arun District Local Plan 2011-2031 (Publication Version) October 2014 were approved by the Council on 22nd March 2017 and consultation on these has taking place. The Main Modifications should be read alongside the Arun District Local Plan 2011-2031 (Publication Version) October 2014 and where there are changes the Main Modification. The examination was completed in September 2017.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

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. 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: Aldingbourne; Angmering; Arundel; Barnham & Eastergate; Bersted; Bognor Regis; Clymping; East Preston; Felpham; Ferring; Kingston; Littlehampton; Rustington; Walberton; Yapton. The written Ministerial Statement of 13 December 2016 confirms that relevant policies for the supply of housing in Neighbourhood Plans should not be deemed to be out of date where all of the following circumstances arise;

- The NDP has been part of the development plan for 2 years or less or the ministerial statement is less than 2 years old
- The NDP allocates sites for housing
- The Council can demonstrate a three-year supply of deliverable housing sites

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DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

PLANNING

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

The dwelling is located within the built-up area boundary in an established residential area where the principle of development is acceptable subject to compliance with relevant development plan policy.

The proposed single storey side extension infills the current L shape of the house at the rear and is set in approximately 2m from the side boundary with the property to the south, Lorraine. The rear extension is located primarily behind the existing rear outrigger but does form part of a wrap around extension with the proposed side extension. Although the side extension is visible from the street it is not unduly dominant and, as such, given their depth and height of the proposed extension it would be subordinate to the main house.

Materials would match existing house.

Therefore, it is not considered that the proposed development as a whole would have any adverse harm to the character and appearance of the host property or the wider area.

With regard to the amenity of adjoining occupiers the proposed single storey extension would be built up to the boundary with the property to the north, No. 2 Manser Villas. This property has a rear conservatory however, given the height and depth of the proposed extension it is not considered that the proposed extension would harm the amenity enjoyed by the occupiers of No.2 due to loss of outlook or privacy.

With regard to Lorraine, to the south, this property is set 2m from the side boundary with the application site. Although there are side windows and a door in the side elevation facing Lorraine, the single storey side and rear extension due to their height and size and boundary treatment will have no adverse impact on the amenities of the adjoining occupiers in Lorraine.

Therefore, in summary, it is not considered that there would be any adverse harm to the living conditions of neighbouring properties or the character of the area. The proposal therefore complies with planning policies in the Arun Local Plan 2003 and the Aldingbourne Neighbourhood Plan.

It is therefore recommended that permission be granted subject to the following conditions.

HUMAN RIGHTS ACT

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 site plan, 15/17/13 Rev 1A, 15/17/13/ Rev 2 & 15/17/13/3.

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

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

Reason: In the interests of amenity in accordance with policies GEN7 and DEV19 of the Arun District 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.

- 5 INFORMATIVE: "A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk".
- 6 INFORMATIVE: No development or new tree planting should be located within 3 metres either side of the centreline of the public sewer and all existing infrastructure should be protected during the course of construction works. No new soakaways should be located within 5 metres of a public sewer.
- 7 INFORMATIVE: Due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site.