

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

REF NO: AL/9/22/HH

LOCATION: 12 Church Road
Aldingbourne
PO20 3TT

PROPOSAL: Erection of single storey rear extension and front porch extension. This application may affect the character and appearance of the Church Road, Aldingbourne Conservation Area.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The proposal seeks to construct a single storey rear extension, and extension to front porch.

REPRESENTATIONS

Aldingbourne Parish Council - No Objection.

One support received from one nearby occupier:

- Supports the proposal as they wish to extend their porch in a similar manner.

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

Conservation Officer - No Response

POLICY CONTEXT

Outside Built Up Area Boundary
Conservation Area
WSSC Mineral Consultation Area
Archaeological Notification Area
CIL Charging Zone 3

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
HERDM3	HER DM3 Conservation Areas
HERSP1	HER SP1 The Historic Environment
CSP1	C SP1 Countryside

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
-------	---

CONCLUSIONS**PRINCIPLE**

The key policies considered are D DM1, D DM4, HER DM3 and HER SP1 of the Arun Local Plan. Part M and general criteria outlined in the Arun Design Guide is additionally considered.

Aldingbourne has a 'made' Neighbourhood Development Plan, of which Policy EH9 is relevant. This policy is concerned with Conservation Areas and states that development proposals affecting the two Conservation Areas within the Parish will only be supported where they preserve and enhance their character, setting and appearance.

DESIGN AND VISUAL AMENITY

The proposal will be to the front and rear of the property, of which is a semi detached two storey dwelling. The front part of this proposal will be visible from the street scene.

The works include the construction of a front porch extension, and single storey rear extension. The front porch will extend from an existing smaller porch, and will have a width of 2.925m, and depth of 2.025m. It will have a gable roof, differing to the hip roof of the existing, but following a similar pitch and style to that of the main roof of the host. Although a larger scale and protrusion to the existing, the porch will not unduly intrude on the visual appearance of the front elevation, and will not look unacceptably out of character. The dwelling is in an area comprised two storey detached and semi detached properties, all a mixed variety of fairly traditional styles and designs. The front porch retains a distance of approximately 7.5m from the front boundary, and will be visible from the street scene. Despite this, the composition of properties along the street is relatively staggered, with No.12 set further back from the road than No.14 to the south, and as such the impact of the protrusion from the front elevation will not have significant harm on the composition or appearance of the street. There are other examples of similar porches along the street scene, and as a result the porch will be relatively in keeping with the general character of the area.

The rear extension will be a modest size, extending the full width of the property to the west, measuring 3m deep and 7m wide. It will have a pitched roof, similar to that of the gable roof of the host, and will integrate well with the existing. There will be minimal impact on the visual appearance and character of the property, and will not look unduly out of place. Being to the rear, this extension retains no distance to the front boundary, and will not be visible from the street scene. As a result, it causes no harm to the composition or appearance of the street, and is considered in keeping with the general character of the area. It is also noted that this extension would be acceptable under permitted development rights.

Both extensions appear subservient to the design of the host, and are well integrated. They will use materials matching that of the existing, helping to ensure there is minimal intrusion on visual amenity. The proposal preserves the character and appearance of both the property, and the conservation area, and is in accord with the Neighbourhood Plan.

Part M of the Arun Design Guide states that front extensions should take care not to disrupt the existing composition of the street in terms of rhythm or building line, and ensure continuation of existing building design in terms of details and materials. It recommends that extensions be no deeper than 1.5m. Despite being just over 2m deep, the front porch is set back a significant distance from the front boundary and other neighbouring properties, and is considered acceptable. It does not unduly harm the composition or appearance of the street, and is in keeping with the character of the property and the locality. In terms of rear extensions, schemes should exploit opportunities for innovative and contemporary design where appropriate. The rear extension is fairly modern in design, but is in keeping with the existing and is appropriate, having little harm on visual amenity. The proposal is in accord with Part M.

The extensions will not have adverse impact on visual amenity, and are in accord with D DM1 and D DM4 of the Arun Local Plan, the Neighbourhood Plan, and Part M of the Arun Design Guide.

RESIDENTIAL AMENITY

Both proposals will be single storey, and have pitched roofs. The front porch will have a gable roof, measuring approximately 3.5m high, and 2.2m at the eaves. The rear extension will be a lean to, at a height of approximately 3.55m, and 2.4m at the eaves. It will include two skylights in the roof of this extension, which will protrude very slightly above the roofline, but will have minimal impact on residential amenity. The porch will retain a distance of 1.784m to the south, and 3.337m to the north boundaries. Given the scale of the front porch, and these sufficient distances, the proposed will not be unduly overbearing or overshadowing of the neighbouring properties to the sides. The rear extension will retain a distance of 1.008m to the south, 12.261m to the west, and 0m to the north boundaries. Although being on the boundary with No.10 to the east, the extension will line up with this neighbour's existing extension, and will not conflict the 60 degree line. It retains an acceptable distance from the other neighbouring boundaries, resulting in little overbearing or overshadowing, and will have no adverse impact on residential amenity. The proposal accords with D DM4 of the Arun Local Plan.

The porch will feature a window to the north elevation, and a door to the east (front). The window to the north will face towards No.10, but will not unduly overlook this property, instead overlooking the front garden. This will have little impact on neighbouring privacy and amenity, and is acceptable. The door to the front will face towards the road, and have no harm on residential amenity. The rear extension will feature windows to the west elevation, and will include the installation of a door and window to the south. The features to the west will face towards the garden, and as there are no properties to the rear, will not result in any overlooking. The door and window to the south will face towards No.14, but will not have adverse harm on their privacy or amenity. This neighbouring property has no windows or doors to the facing elevation, and as such there will be no unacceptable overlooking as a result of the development on this property.

Part M of the Arun Design Guide states extensions should protect neighbouring amenity in terms of privacy and overshadowing, considering the positioning of neighbouring buildings and respond to existing elevations through the size and positioning of doors and windows. The proposal features no windows or doors which pose adverse harm to residential amenity, and is respectful to the privacy of neighbouring properties. This is in accord with Part M.

The proposal does not result in adverse overlooking, overshadowing or overbearing, and is in accord with D DM1 and D DM4 of the Arun Local Plan, and Part M of the Design Guide.

HERITAGE AND CONSERVATION

The site falls within the Church Road, Aldingbourne Conservation Area.

Para 194 of the NPPF requires the LPA to identify the significance of the heritage asset affected by a

proposed development. The heritage assets in this case are of some significance.

Para 195 requires the LPA consider the significance of the impact upon that heritage asset. The proposal has limited impact on the significance of the heritage assets, and is an acceptable development. Part of the proposal is located to the rear, and as such the will not be visible from the street to the front, and have no harm on the conservation area. The front porch will be visible from the street scene, but is not considered to be of unacceptable harm to the appearance of the property, or the locality, and is acceptable. It is set a sufficient distance away from the road, and will have little impact on the composition of street, and in turn the appearance of the conservation area. The materials proposed match the existing, and as such will help to ensure there is no harm to the character and heritage of the area.

The development will cause no harm to the significance of the asset and will preserve the appearance of the Conservation Area in accordance with HER DM3 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord with the 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.

CIL DETAILS

This application is not CIL Liable.

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 Plan L01
- Block Plan B01
- Existing Elevations A101
- Proposed Elevations A102
- Floor Layouts A103

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 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.