

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

**REF NO:**        **A/140/13/**

**LOCATION:**    Brackenside  
                 Dappers Lane  
                 Angmering

**PROPOSAL:**   Two storey rear extension to existing building with dormer to side of existing roof  
                         and new vehicular access and crossover to existing stables

**SITE AND SURROUNDINGS**

|                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|-----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DESCRIPTION OF APPLICATION  | As above. The two storey rear extension measures 15.4m in length, 5m in maximum depth and 6.7m in height. It will be constructed from brickwork and plain roof tiles to match existing. The new vehicular access extends approximately 45m in length at approximately 4m in width and will join on to Dappers Lane.                                                                                                                            |
| SITE AREA                   | Approximately 1.35 hectares.                                                                                                                                                                                                                                                                                                                                                                                                                   |
| RESIDENTIAL DEVELOPMENT DEN | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| TOPOGRAPHY                  | Predominantly flat                                                                                                                                                                                                                                                                                                                                                                                                                             |
| TREES                       | None affected by the proposed development.                                                                                                                                                                                                                                                                                                                                                                                                     |
| BOUNDARY TREATMENT          | The western boundary fronting the road of Dappers Lane comprises mixed hedging and trees generally over 2m in height. The remaining boundaries consist of a mixture of wooden post and rail fencing, hedging and mature trees.                                                                                                                                                                                                                 |
| SITE CHARACTERISTICS        | A two storey detached property with brown brick elevations and a hipped roof with a gable end to front covered in plain brown roof tiles. There are two dormers in the front roofslope, a single stretched dormer to the rear and a PVCu conservatory on the side (north) elevation. The residential garden of the property is situated to the rear (east) with stables, paddocks and open fields occupying the bulk of the land to the north. |
| CHARACTER OF LOCALITY       | Predominantly rural in character, the surrounding properties are generally dispersed in nature with farms and barns in the vicinity.                                                                                                                                                                                                                                                                                                           |

**RELEVANT SITE HISTORY**

None

**REPRESENTATIONS**

**Representations received:**  
Angmering Parish Council

No objection.

Five letters of objection, all with identical content.

- This is a substantial expansion of a house situated in the middle of the countryside.
- This proposal falls outside the defined built-up area boundary where there is a general presumption against new development.
- The proposal is inappropriate for a house situated in a pristine area of countryside.
  - Brackenside's substantial grounds are an important haven for wildlife and about five hundred metres from the border of the South Downs National Park and so will be visible from it.

**Comments on Representations received:**

Noted. Whilst the extension is of a considerable size it is nevertheless appropriate for the reasons set out in the Conclusions section of the report. This property lies outside the built-up area boundary, but as the proposals accord with relevant Local Plan policies (DEV19), they would consequently accord with GEN3 making it acceptable in principle. The residential extension and new access road are not significant enough development to have a harmful impact on the wildlife of the area or obstruct important views into or out of the South Downs National Park.

**CONSULTATIONS**

WSSC Strategic Planning

**Consultations responses received:**

West Sussex County Council Highways - No objection.

The application seeks approval for the extension to an existing 5 bed dwelling. From inspection of the plans and information available, it is not considered a significant intensification of vehicular movement that will occur through this extension.

It is also proposed within the application to create a second access to the site to serve existing stables. The initial information was found to be lacking in appropriate detail but after additional information was submitted, it is considered that the visibility site lines are adequate and need to be conditioned to any planning consent.

**Comments on Consultation responses:**

Comments noted. A relevant condition will be recommended in order to secure the indicated visibility sight lines for the new vehicular access.

**POLICY CONTEXT**

Designation applicable to site:  
Outside the Built Up Area Boundary

**DEVELOPMENT PLAN POLICIES**

|                                |                       |                                              |
|--------------------------------|-----------------------|----------------------------------------------|
| Arun District Local Plan 2003: | <a href="#">GEN3</a>  | Protection of the Countryside                |
|                                | <a href="#">GEN7</a>  | The Form of New Development                  |
|                                | <a href="#">DEV19</a> | Extensions to existing residential buildings |

|                                                                                                                                                            |                                                      |
|------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------|
| Publication Version of the Local Plan - Excluding the Spatial Portrait, Employment, Housing Allocations, Transport, Monitoring and Implementation sections | C SP1 Countryside                                    |
|                                                                                                                                                            | D DM1 Aspects of Form and Quality                    |
|                                                                                                                                                            | D DM4 Extensions & Alterations to Existing Buildings |

(February 2014):

## **PLANNING POLICY GUIDANCE**

NPPF

National Planning Policy Framework

### **POLICY COMMENTARY**

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual and residential amenity.

The Development Plan consists of the Arun District Local Plan 2003.

Paragraph 215 of the NPPF ensures that specific policies in Arun District Local Plan 2003 can carry weight. The weight afforded to the policies with Local Plan policies can be assessed according to their level of consistency of the various policies with the National Planning Policy Framework. It should be noted that the NPPF states that weight is given to individual policies and not to the plan as a whole.

NPPF Paragraph 216 confirms that weight can be given to policies in emerging plans following publication. The Council agreed the majority of the Arun Local Plan in February 2014 (Publication Version) and this is a material consideration in the determination of this planning application. The remaining chapters of the Local Plan namely: the Spatial Portrait, Employment & Enterprise, Housing Allocations, Transport, Monitoring and Implementation will be considered for publication at a later meeting of Full Council. Following 'publication' of the Local Plan a formal public consultation, examination and adoption process takes place. The chapters that have been published will undergo public consultation alongside the remaining chapters when they have been agreed. The weight given to the current published policies can be significant depending:

- ? the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
- ? the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given);
- ? the degree of consistency of the relevant policies in the emerging plan to the policies in the NPPF (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

The policies within this published version of the plan are at an advanced stage as they have been agreed by Full Council for regulation 19 consultation, they have been subject to independent audit and are considered to meet the NPPF and there are no known significant unresolved issues arising from regulation 18 consultation for the published policies.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The statement of representations procedure and statement of fact produced by the Council under regulation 19 explains that the consultation will take place once the remaining chapters / policies have been published.

### **DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND**

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 site is located outside the built up area boundary where the principle of new development is normally unacceptable, unless it meets relevant Local Plan policies which in this case are GEN3(v) and DEV19 which allows for extensions and alterations to residential buildings. Since the proposal is considered to comply with these policies it is therefore acceptable in principle.

#### **DESIGN AND VISUAL AMENITY**

This application seeks planning permission for a two storey rear extension on a residential property and a new access connecting with Dappers Lane close to the northern boundary of the site.

The proposed two storey extension is situated to the rear of the property which itself is well set back from the road of Dappers Lane within a large curtilage. Consequently, it will not be readily seen within the street scene or public vantage points. The extension is considered to be visually subservient to the host property due to its dimensions which is less in footprint than the dwelling and its design in not exceeding the existing ridge height. Also, there are two smaller gables with one central larger gable on the rear elevation which breaks up the mass of the two storey extension. The central beam that runs vertically through the main gable on the rear elevation is an appropriate design feature given the rural location of the property. The smaller windows on the sides and rear of the extension match the fenestration details seen on the remainder of the house. The majority of the larger windows are appropriately placed on the ground floor of the property to create a balance between the levels. The extension also incorporates a balcony to the rear which will have a projection of approximately 1m and length at approximately 3.6m. This is comparatively small when set against the overall size of the rear elevation and ensures that it will not visually dominate or compete with the existing property.

The new access will be a gravel driveway which is considered to be acceptable given the rural appearance along this section of Dappers Lane. West Sussex County Council Highways department has no objection to the new vehicular access with adequate visibility sight lines. These will be secured by way of a relevant condition.

The proposal is therefore considered to comply with policies DEV19(i),(v) of the Arun District Local Plan.

#### **RESIDENTIAL AMENITY**

The property is set within large grounds and the nearest residential property called Culberry to the south is set over 40m away. At its narrowest point, the extension will be approximately 15m from the southern boundary and with boundary screening in this location comprising of mixed dense hedging and mature trees, it is considered that the extension including the balcony will not cause any harmful effects by way of overshadowing, overbearing, overlooking or loss of privacy.

The new access will also not cause any unacceptable residential effects and West Sussex County Council Highways department has determined that there will be no significant intensification of vehicular movement as a result of this new access point. There is also no objection raised to the new vehicular access at the site with acceptable visibility sight lines which will be secured by way of a suitable condition.

The proposal therefore complies with policies GEN7 and DEV19(iii) of the Arun District Local Plan.

It is therefore recommended that the application is approved, subject to the following conditions.

#### **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 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, a neutral impact has 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.

#### **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:

10075-009 Rev A (Existing site and location plan) dated 26-11-2013,  
10075-010 Rev B (Proposed site and location plan) dated 17-12-2013,  
10075-001 Rev A (Existing ground floor plan) dated 26-11-2013,  
10075-002 Rev A (Existing first floor and roof plan),  
100775-005 Rev B (Existing elevations),  
10075-006 Rev B (Existing elevations),  
10075-003 Rev A (Proposed ground floor plan) dated 26-11-2013,  
10075-004 Rev A (Proposed first floor and roof plan) dated 26-11-2013,  
10075-007 Rev B (Proposed elevations) dated 17-12-2013,  
10075-008 Rev A (Proposed elevations) dated 26-11-2013  
10075-010 Rev C (Proposed site and location plan with detailing of sight lines) dated 05-02-2014.

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 two storey rear extension and side dormer hereby permitted shall match in colour and texture to 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 The new vehicular access to the site shall not commence to be used until the visibility splays shown on the approved plan 'Proposed site and location plan' (drawing number 10075-010 Rev C dated 05-02-2014) have been secured and built and thereafter the said sight lines and splay areas shall be kept free from any obstruction to visibility in excess of 0.6 metres above the level of the adjoining carriageway.

Reason: In the interests of road safety in accordance with policy GEN7 of the Arun District Local Plan.

- 5 INFORMATIVE: Statement pursuant to Article 31 of the Town and Country Planning (Development Management Procedure)(England) (Amendment No. 2) Order 2012. 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.

- 6 INFORMATIVE: The applicant is advised to contact the Coastal Team, Community and Economic Development, Communities and Infrastructure Directorate, Centenary House, Durrington Lane, Durrington, Worthing, West Sussex, BN13 2QB to obtain a licence for site access works. Phone: 01243 642105.