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

REF NO: A/144/18/HH

LOCATION: 200 Arundel Road
Angmering
BN16 4ES

PROPOSAL: Single storey rear extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a single storey rear extension.

RELEVANT SITE HISTORY

A/145/18/L Listed building consent for a single storey rear extension.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Angmering Parish Council

Parish Council - No objection.

No objections from occupiers of nearby dwellings.

CONSULTATIONS

Arboriculturist

CONSULTATION RESPONSES RECEIVED:

Conservation Officer - Support subject to conditions.

Newplace Farmhouse is the surviving portion of a larger late-16th century house, which has been divided into separate dwellings. It is identified as the substantial remnant of what must have been a fine Tudor manor house, as a result, it has been listed at grade II*.

The proposal is to construct a rear, single storey extension to provide an additional room. The new addition is to be directly attached to the principal building, with a tiled gable roof, and three openings. All materials are proposed to reflect those on the host building. Such an approach is supported, subject to the provision of samples/details of the materials, along with details of the proposed brick bond to be used.

The new extension is stepped back from the building's side wall and therefore not visible from the front of the building. This will retain a sense of the principal building's form, whilst ensuring that the extension is subservient. This concept could potentially be enhanced through locating the bi-folding doors on the eastern elevation as this would leave the western elevation with only the older window which serves the living room. A balanced judgement will need to be taken with regard to this element of the proposal.

The proposal requires that a new doorway is formed by breaking through a rear window opening. This will see minimal loss of original brickwork and therefore historic fabric. Such an approach is considered to be the least harmful way of providing a new opening. Details of the windows and doors will need to be provided for by way of condition in order to ensure that they reflect the character of the building.

It is therefore considered that the proposed extension reflects the established character and simple form of the host dwelling, and will not be harmful to the building's significance. The proposal is therefore capable of support, subject to the provision of further information.

POLICY CONTEXT

Designation applicable to site:
Within built up area boundary
Tree Preservation Order

DEVELOPMENT PLAN POLICES

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
CSP1	C SP1 Countryside
DSP1	D SP1 Design
SDSP2	SD SP2 Built-up Area Boundary

Angmering Neighbourhood Plan 2014 POLICY HD1 Built-up Area Boundary

Angmering Neighbourhood Plan 2014 POLICY HD5 Built Form

Angmering Neighbourhood Plan 2014 POLICY HD6 Housing Layout & Design

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

PRINCIPLE
The application site is situated outside of the built up area boundary as defined by SD SP2 of the Arun Local Plan (2011-2031). The proposal is for extensions and alterations to an existing building with the plot of an existing dwellinghouse. However, the proposal is in accordance with C SP1 of the Local Plan, as it is in accordance with D DM4 of this plan. In this case, the key policy considerations are deemed to be D DM1 & D DM4 of the Arun Local Plan (2011-2031) and policies

Policy SD SP2 of the Arun Local Plan states that development should be focused within the Built Up Area Boundary, and will be permitted subject to consideration against other policies in the Local Plan.

Policy C SP1 of the Arun Local Plan states that land outside of the Built-up boundaires will be defined as countryside, and recognised for its intrinsic character of beauty. There are then six caveats which allow development to be permitted. 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 (as this development is in accordance with D DM4).

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.

Policy HD1 of the Angmering Neighbourhood Development Plan states that development of the Angmering Village should be focussed within the Built Up Area Boundary.

Policy HD4 of the Angmering Neighbourhood Development plan seeks to ensure that development requiring planning permission which, by virtue of their materials, are inharmonious with the area, are refused.

Policy HD5 on the Angmering Neighbourhood Development Plan states that proposals should demonstrate their consideration of the proposal on its surrounding. This means that the proposed development should conform to the existing built form of the area, and constitute a positive addition to the current style, and mix. New development must integrate well with the character of the locality, and its landscape setting. Finally, it should not adversely impact upon the landscape setting, or any views in or out of the South Downs National Park.

Policy HD6 of the Angmering Neighbourhood Development Plan sets out criteria for the housing layout and design principles of proposed development. Proposals should demonstrate a high quality design, reflect local distinctiveness and incorporate local design features evident in buildings in the locality. Retention of trees and hedgerows is also encouraged.

DESIGN AND VISUAL AMENITY
Due to its location, the proposed development is not visible from the street scene and therefore does not give rise to any unacceptable adverse impact on the character of the locality or the established pattern of the area.

The maximum height of the proposed development is 4.45m from ground level, which is 6.3m lower than the ridge height of the host dwelling. Therefore, the proposed development is considered to appear subservient to, and not harm the character of, the host dwelling.

Resultantly, the proposed development is deemed to be in accordance with D DM1, D DM4(a) and (b) of the Arun Local Plan. Additionally, the relevant policies in the Angmering Neighbourhood Development Plan.

NEIGHBOURING RESIDENTIAL AMENITY
The proposed development is not considered to have any significantly harmful impact upon the residential amenities of neighbouring occupiers. Whilst the proposed development has a maximum height of 4.45m, this slopes down to 2.9m at the eaves, which is then 4m from the closest neighbouring dwelling to the East. Therefore, it is not considered that there is any significant overbearing or overshadowing, as a result of both the low eaves height, and the separation distance.

Therefore, the proposed application is considered to be in accordance with D DM1(3) and D DM4(c) of the Arun Local Plan.

SUMMARY
The proposed development is deemed to accord with relevant development plan policies and as such is recommended for approval 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 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

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 :

- Location Plan & Block Plan - JW/1018/DA/LBC/01 - 12th November 2018
- Proposed Plan & Elevations - JW/1018/PA/LBC/03 - 15th October 2018
- Extension Design - JW/0918/D/04 - 4th September 2018

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.