

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

REF NO: A/146/17/HH

LOCATION: The Gables
High Street
Angmering

PROPOSAL: Demolish existing rear linking porch, currently connecting kitchen to the rest of the house. Single storey extension & reconfigure walls around kitchen & back hall to create larger kitchen with external doors to side.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

The application seeks planning permission for the demolition of the existing rear porch and the construction of a single storey extension measuring approximately 3.6m in depth, 1.55m in width, with an eaves height of 2.9m and a maximum ridge height of 4.4m.

SITE AREA

N/A

TOPOGRAPHY

Predominantly flat.

TREES

None of any significance affected by the proposed development.

BOUNDARY TREATMENT

The boundaries of the site consist of flint walling of between 1m and 2m in height.

SITE CHARACTERISTICS

The application site is occupied by a detached two storey dwelling constructed from brick with a tiled roof. The property features a gabled roof with mock Tudor above the first floor on the primary elevation and a porch forward of the property. The property features an existing two storey rear projection and lean to porch to the rear of the property. The site falls within the Angmering Conservation Area.

CHARACTER OF LOCALITY

The character of the locality is predominantly residential and features dwellings of various designs and styles.

RELEVANT SITE HISTORY

None.

REPRESENTATIONS

Representations received:

None received.

Comments on Representations received:

N/A

CONSULTATIONS

Conservation Officer

Consultations responses received:

Conservation Area Advisory Committee:

No objection - Samples of materials and details of windows and doors to be submitted.

Comments on Consultation responses:

Comments noted. The proposal is intended to be constructed from materials which match those of the existing dwellinghouse - therefore, it is considered that the imposition of a condition requiring the submission of details of materials would be unnecessary. However, a condition has been included requiring that the materials used in the construction of the proposed extension match those of the existing dwellinghouse.

It is also considered that the proposed windows and doors by virtue of their location at ground floor level and the existing boundary screening would not be present from any public vantage point. Therefore, it is considered that the windows and doors will not give rise to any detrimental impacts upon the character of the Conservation Area.

POLICY CONTEXT

Designation applicable to site:

Conservation Area

Within built up area boundary

DEVELOPMENT PLAN POLICIES

[Arun District Local Plan 2003:](#) AREA2
DEV19
GEN7

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

Conservation Areas
Extensions to existing residential buildings
The Form of New Development
D DM1 Aspects of Form and Design Quality
D DM4 Extensions and Alterations to Existing Buildings (residential and non-residential)
D SP1 Design
HER DM3 Conservation Areas
HER SP1 The Historic Environment
SD SP2 Built-Up Area Boundary
Built-up Area Boundary

[Angmering Neighbourhood Plan 2014 POLICY HD1](#)

[Angmering Neighbourhood Plan 2014 POLICY HD4](#)

[Angmering Neighbourhood Plan 2014 POLICY HD5](#)

[Angmering Neighbourhood Plan 2014 POLICY HD6](#)

Materials

Built Form

Housing Layout & Design

PLANNING POLICY GUIDANCE

NPPF

National Planning Policy Framework

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 may be 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. The Examination into the submitted plan was commenced but is currently suspended whilst Arun District Council addresses matters raised by the Inspector.

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 may also be material consideration to take into account. The examination into the proposed Plan modifications took place 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 and policies within them will be considered in determining planning applications. Made NDP policies will be considered alongside other development plan documents including Arun District Council's Local Plan. 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

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).

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.

Where the building is located in a Conservation Area, Section 71(1) of the Act states:

In the exercise, with respect to any buildings or other land in a Conservation Area of any powers (under the Planning Acts), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

The proposal is considered to comply with these criteria in that it is not considered to materially affect the character or the setting of the Grade II Listed Building or the character of the Conservation 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

PRINCIPLE

The application site is situated within the built up area boundary where the principle of development is acceptable subject to accordance with relevant development plan policies. In this case the key policy considerations are deemed to be AREA2, GEN7 and DEV19 of the Arun District Local Plan; Policies HD4, HD5 and HD6 of the Angmering Neighbourhood Plan; and the National Planning Policy Framework.

DESIGN AND VISUAL AMENITY

The proposed single storey extension will be located to the rear of the existing property and will measure approximately 3.6m in depth and 1.55m in width. It is intended for the proposed extension to be constructed from materials which will match in appearance those of the existing dwellinghouse. The proposed extension by virtue of its design and location is considered to appear subservient and well integrated with the host dwelling in accordance with policy DEV19(i) and (ii) of the Arun District Local Plan and policies HD4 and HD6 of the Angmering Neighbourhood Plan.

The proposed extension will be located to the rear of the existing dwellinghouse and by virtue of its location will not have a significant presence within the street scene. Its visibility will be further limited by the presence of the 2m high boundary treatment to the east of the dwellinghouse. Therefore, it is considered that the proposal will not give rise to any unacceptably adverse harm to the established character of the host dwelling or the wider locality in accordance with policy

GEN7(ii) Arun District Local Plan and HD5 of the Angmering Neighbourhood Plan.

The proposed single storey extension and alterations to the fenestration of the rear of the dwelling by virtue of their design and location and significantly limited presence within the street scene are considered to preserve the character of the Conservation Area in accordance with policy AREA2 of the Arun District Local Plan.

RESIDENTIAL AMENITY

The proposed single storey rear extension will be situated approximately 1.73m from the western boundary of the site. It is considered that the proposed extension by virtue of its design, scale and location will not give rise to any unacceptably adverse overlooking, overbearing or overshadowing impacts on neighbouring properties.

SUMMARY

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

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 and Block Plans - 17034/01aR1
- Proposed Floor Plans, Elevations and Roof Plans - 17034/02R1

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 building 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.