

Recommendation Report for Planning Permission

REF NO: A/14/12/

LOCATION: Quiet Waters
Roundstone Lane
Angmering

PROPOSAL: Removal of existing roof and four flat roof dormers, replace with new roof, consolidate mixed exterior wall finishes with single type cladding all round

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The building footprint will remain unchanged. The ridge height of the building will be raised by approximately 0.6 metres.
SITE AREA	Approximately 8800 square metres.
RESIDENTIAL DEVELOPMENT DENSITY	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	The site is bordered by mature trees and hedging.
SITE CHARACTERISTICS	The site is occupied by a detached chalet style dwelling which has yellow/brown brick elevation walls and a tiled gable roof which contains flat roof dormers on both slopes. Single-storey side and rear extensions have been added to the original building.
CHARACTER OF LOCALITY	The site is located outside of the built-up area alongside a B-road which is lined, predominantly, by low intensity horticultural and commercial buildings, interspersed with detached residential dwellings. Buildings are generally set back from the road and screened by mature trees and hedging which soften their visual impact and help maintain a semi-rural character and appearance to the surroundings.

RELEVANT SITE HISTORY

None.

REPRESENTATIONS

Representations received:

Angmering Parish Council

No objection.

Comments on Representations received:

Noted.

CONSULTATIONS

Consultations responses received:

None.

Comments on Consultation responses:

None.

POLICY CONTEXT

Designation applicable to site:

Outside Built-Up Area

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

[GEN3](#)

[GEN7](#)

[DEV19](#)

Protection of the Countryside

The Form of New Development

Extensions to existing residential buildings

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.

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 proposed works will increase the height of the dwelling by approximately 0.6 metres but will not bring the built area of the site any closer to the road or alter the footprint in any other way. The existing dwelling is set well back from the road and is largely screened from view by the mature landscaping that surrounds the site. The landscaping is also sufficient to comfortably screen the building in its extended format. Given the marginal increase in height involved and the lack of prominence of the building within the street scene it is considered that the proposed works would not compromise the established semi-rural character and appearance of the surrounding area.

It is considered that the proposed works would relate sympathetically towards the existing

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dwelling in terms of design and scale. Although the overall height of the building will be marginally increased, the footprint will not be altered and the general form and appearance will remain the same, it is therefore considered that visual subservience towards the host building will be maintained. The re-roofing of the existing building provides the opportunity to assimilate the current sporadic arrangement of variously sized flat roof dormers into one contiguous feature and it is considered that this will be beneficial to the appearance, symmetry and harmony of the existing building, reducing clutter.

The works are considered to be of a modest scale and the site is well screened by mature landscaping. The nearest neighbouring residential property is West End Cottage which is some 45 metres to the north of Quiet Waters, with a dense collection of trees surrounding and electricity sub-station acting as a buffer between them. It is therefore considered that the proposal would not have an adverse impact upon residential amenities through forming either an overbearing, overshadowing or overlooking feature.

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 (right to respect for 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 it has been deemed that it would have a neutral impact 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

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amended).

- 2 The development hereby approved shall be carried out in accordance with the following approved plans:-

0512:1;
0512:2;

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with 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 dwelling.

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

- 4 INFORMATIVE: Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

SUMMARY

This planning permission is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on visual or residential amenity on the surrounding area and its character and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

LOCAL PLAN: GEN3, GEN7, DEV19

NATIONAL POLICIES: NPPF

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.