

Recommendation Report for Planning Permission

REF NO:	A/35/18/PL
LOCATION:	Wood Design Workshops Roundstone Bypass Angmering BN16 4BD
PROPOSAL:	Car port, flue on west elevation, high level window on east elevation, reduction in width of first floor window on south elevation, full length glazed door with glazed barrier on west elevation & 2 No. smaller rooflights to replace approved large rooflight (amendment to A/210/16/RES).

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposal seeks reasonably minor alterations to existing application A/210/16/RES. This includes a flue on the Western elevation, a new window on the East elevation, reduction in width of an existing window, a proposed glazed door at first floor level and a change in the roof fenestration which changes an existing large rooflight for two smaller ones.
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	The front boundary of the site consists of 1.8m high close boarded fencing with the rear and side boundaries of the site consisting of close boarded fencing of approximately 1.8m in height with a 4m high hedge situated on the northern boundary of the site.
SITE CHARACTERISTICS	Residential.
CHARACTER OF LOCALITY	The locality is semi-rural in character with residential properties of various designs and styles located to the north and east of the application site.

RELEVANT SITE HISTORY

A/210/16/RES	Approval of Reserved Matters following outline planning approval A/188/15/OUT for Appearance, Landscaping, Layout & Scale.	ApproveConditionally 27-03-17
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It is noted that the majority of the proposal exists as minor alterations when compared to previous application A/210/16/RES, except for the additional carport.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Angmering Parish Council

Parish Council - No objection.

1 Letter of objection from nearby occupier:

- It is stated that there are currently three windows and a workshop facing 'Orchard House'.
- The objector does not feel that a fourth window is appropriate, in that this would be an unacceptable level of overlooking.

COMMENTS ON REPRESENTATIONS RECEIVED:

Noted.

The proposed new window on the Eastern elevation is shown on the plans as obscure glazed, therefore it is not considered to result in any significant overlooking.

CONSULTATION RESPONSES RECEIVED:

None.

COMMENTS ON CONSULTATION RESPONSES:

N/A

POLICY CONTEXT

Designation applicable to site:

Outside built up area boundary

DEVELOPMENT PLAN POLICES

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
CSP1	C SP1 Countryside
SDSP2	SD SP2 Built-up Area Boundary

[Angmering Neighbourhood Plan 2014 POLICY HD6](#) Housing Layout & Design

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

POLICY COMMENTARY

The Development Plan consists of the Arun District Local Plan (2011-2031), West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

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. 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.

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 outside of the built up area boundary as defined by SD SP2 of the Arun District Council 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. 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). In this case, the key policy considerations are deemed to be D DM1 & D DM4 of the Arun District Council Local Plan (2011-2031) and HD4 of the Angmering Neighbourhood Development Plan.

DESIGN AND VISUAL AMENITY

The majority of the proposed alterations relate to changes in the fenestration. None of these are considered to constitute any significant change in appearance of the host dwelling.

Whilst the proposed carport is visible from the street scene, it is not deemed to have a significantly detrimental impact on the established spatial pattern, or visual amenity of the area. This is predominantly due to the separation distance of over 50m between the development and the road. Additionally, the proposed materials and modest scale of the development allow it to remain subservient in appearance, and sympathetic in style to the existing dwelling. This is particularly due to the roof slope of the proposed carport being considered to complement the existing styling characteristics of the host dwelling.

Resultantly, the proposed development is considered to be in accordance with D DM1, D DM4(a) and (b) of the Arun Local Plan in terms of design and visual amenity. Additionally, HD6 of the Angmering Neighbourhood Development Plan.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed development 'fills in' an existing gap between the garage and the front elevation, which 'squares off' the dwelling. Additionally, the host dwelling is sited considerably further back from the street compared to adjacent dwelling, and is over 50m from the road. Resultantly, the proposed development is not considered to have an unacceptably adverse overbearing, overshadowing or overlooking impact on occupiers of adjacent dwellings. Whilst it is noted that the proposal creates a new window on the Eastern elevation of the host dwelling, this window is shown on the approved plans as obscure glazed.

The proposed development is considered to be in accordance with D DM1(3) and D DM4(c) of the Arun Local Plan in terms of neighbouring residential amenity.

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:

- Proposed Amendments to Approved Plans (Proposed Floor Plans) - AR-133-B1 - Jan. 2018
- Proposed Amendments to Approved Plans (Location Plan, Proposed East & North Elevations) - AR-133-B2 - Jan. 2018
- Proposed Amendments to Approved Plans (Site Plan, Proposed South & West Elevations) - AR-133-B3 - Jan. 2018

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM4 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.