

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

REF NO: A/48/18/HH

LOCATION: 16 Garden Close
Angmering
BN16 4LX

PROPOSAL: Two storey side extension, replacement roof to include rooms in roofspace with 4 No. dormer windows to east & 1 No. dormer window to west.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The proposal is to extend out to the north by 4m and raise the height of the existing roof by 2.5 m and add 4 dormers to the rear and one to the front. The resulting building will have 3 bedrooms, a family bathroom and an ensuite bathroom at first floor and an additional reception room at ground floor and retain one of the two existing bedrooms at ground floor, so becoming a 4 bed dwelling.
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	1.8 close boarded fence to sides and rear and open plan to the front.
SITE CHARACTERISTICS	Number 15 is a 2 bed L shaped bungalow with a gable projection on the west side which is clad with white boarding. There is a drive on the north side. It is set on a corner plot with a wide grass verge between the fencing that encloses the rear garden and the highway. There is a tree on the verge and the remains of a 2m high hedge at the corner of the drive.
CHARACTER OF LOCALITY	Open plan residential estate of predominantly bungalows to the west of application site but immediately to the east where Garden Close becomes Woodlands Close and on the south side of the road, the same side as the application site, is a row of 1.5 storey houses with accommodation in the roof space and windows on the front and rear of the gable ends which are clad with white boarding. There are no windows on the roof slopes of these dwellings. On the north side of this end of Woodlands Close and immediately opposite the application site the properties are bungalows with gable ends facing the road. To the north west of the application site in Garden Close the properties are bungalows with the ridge lines aligned east-west . To the south is a bungalow of the same design as the

application property but set in front of it so the rear elevation is in line with the main part of the front elevation of number 15.

RELEVANT SITE HISTORY

A/59/72

Garage

ApproveConditionally
19-05-72

Noted

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Angmering Parish Council

No objection

COMMENTS ON REPRESENTATIONS RECEIVED:

Noted

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

None

COMMENTS ON CONSULTATION RESPONSES:

Comments noted

POLICY CONTEXT

Within the built up area.

DEVELOPMENT PLAN POLICES

[Arun District Local Plan \(2003\):](#)

GEN2	Built-up Area Boundary
GEN7	The Form of New Development
DEV19	Extensions to existing residential buildings

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

SD SP2	Built -Up Area Boundary
D SP1	Design
D DM1	Aspects of Form and Design Quality
D DM4	Extensions & Alterations to Existing Buildings

[Angmering Neighbourhood Plan 2014 POLICY HD1](#) Built-up Area Boundary

Angmering Neighbourhood Plan 2014 POLICY HD4 Materials

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

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 and is 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.

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. The examination was completed 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. 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.

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).

The Angmering Neighbourhood Plan has been made and the relevant policies considered in the determination of this application.

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

The proposed extension is not subservient as required by policy DEV19 of the Arun District Local Plan . However due to it's location and the character of the adjacent development it will not appear incongruous in the street scene and as such will not result in demonstrable harm.

CONCLUSIONS

PRINCIPLE

The site is within the built up area and development is therefore acceptable subject to compliance with other policies in the Development Plan.

VISUAL AMENITY

The extension will result in a considerable increase in height and footprint and change the character of the existing bungalow. It cannot therefore be considered subservient in compliance with policy DEV19 of the Arun District Local Plan. However, the property is located at a transition point in the street scene and will be seen in association with the properties to the east which have slightly higher gable ends than that proposed so the resultant building will not appear incongruous. The rendering of the gable will be a different elevational treatment than the white boarding of the properties to the east and the gable end of the existing property as required by policy HD4 of the Angmering Neighbourhood Plan but as the building is not immediately adjacent to the properties to the east and the west and north elevations of the existing property will not be seen together it will not interrupt the rhythmic quality of the group of buildings. The roof tiles will be the same as existing.

RESIDENTIAL AMENITY

The proposed dormers on the rear east elevation will largely face onto the blank roof slope of the adjacent property (20 Woodland Close) and the front open area of Woodland Close which is generally overlooked by other properties in the area. The proposed southernmost dormer will give only oblique views into the rear garden of 20 Woodlands Close and the bungalow to the south. The rear garden of these properties are already obliquely overlooked by the properties fronting the south side of Woodland Close. The extended property on its east elevation will therefore have an acceptable impact on the residential amenities of the nearest neighbouring properties to the south and east given the windowless cat slide design (20 Woodlands Close) and oblique angle with the property to the south. Due to the orientation and relative positions of the application property and the properties around it there will not be an unacceptable impact on light to and outlook of the residents of the surrounding properties

CONCLUSION

As such the proposal is in accordance with policies GEN7 and DEV19 of the Arun District Local Plan and

policies HD1 - HD5 of the Angmering Neighbourhood Plan.

HUMAN RIGHTS ACT

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 approved shall be carried out in accordance with the following approved plans:
18014-101A, 18014-201o, 18014-301A, 18014-410A, 18014-510A

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policies GEN7 and DEV19 of the Arun District Local Plan.

- 2 **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.