

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

REF NO: CM/12/21/HH

LOCATION: Southdown Cottage
Horsemere Green Lane
Climping
BN17 5QZ

PROPOSAL: Two storey side extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The proposal is for a 2 storey side extension measuring 6m by 5.4m in area with a ridge height of 8.25m, eaves height of 5.5m which match the height of the existing roof. The materials would match the existing dwelling.

RELEVANT SITE HISTORY

CM/4/68	Erection Of Garage	ApproveConditionally 13-03-68
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REPRESENTATIONS

Parish Council - No objection.

No representations received from occupiers of nearby dwellings.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
Outside Built Up Area Boundary
Locally Listed Building/Structure

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

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

HERDM2 HER DM2 Locally Listed Buildings or Structures of
Character[Clymping Neighbourhood Plan 2015 Policy CPN11](#) Quality of Design**PLANNING POLICY GUIDANCE:**

NPPDG	National Design Guide
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS**PRINCIPLE**

The site is 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 CPN11 of the Clymping Neighbourhood Development Plan, relating to the Quality of Design of proposals.

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.

DESIGN AND VISUAL AMENITY

The dwelling is on a corner plot and set back from both site frontages. The 2 storey extension is on the West side of the dwelling in line with the smaller section of the side elevation of the dwelling, and as such, there will be views of the proposal from the public realm resulting in a change in appearance of the dwelling and the area. The extension is approximately adding another third to the width of the building to create a garage at ground floor and 2 bedrooms above and would fill some of the space to the side of the dwelling. The extension would replicate the profile of the roof, eaves and ridge height and would be set in from the rear elevation of the original main house. It would be of an appropriate design and scale for its siting and the materials which are detailed on the elevation plans would match the existing, assisting in visual assimilation of the extension into the existing dwelling. It is considered to appear subservient to the host dwelling due to the matching design and materials. Furthermore, it is set back approximately 4m from the road frontage with Horsemere Green Lane and 10m from Yapton Road and retains adequate space around the dwelling.

As such, it is in accordance with Section J of the Arun Design Guide which states that development should be designed to respond to the opportunities and constraints presented by the application site. The development is considered to be in accordance with D DM1, D DM4(a) and (b) of the Arun Local Plan and policy CPN11 of Clymping Neighbourhood Plan.

It also accords with Part M of the Design Guide in that the form does not overpower the existing or neighbouring properties, integrates the roof form with the existing dwelling, is constructed at the same angle of pitch. and uses materials which match the existing building, responds to existing elevations through the size and positioning of doors and windows and maintains established building lines.

NEIGHBOURING RESIDENTIAL AMENITY

The development is not considered to result in any harmful overbearing or overshadowing impact upon the occupiers of nearby dwellings. This is due to the siting of the development as being away from nearby occupiers. It does not abut the adjacent dwelling Marchelms Cottage to the east. With regard to potential for loss of privacy, the development is not considered to provide any additional views from the application site that are any different to those existing from the application as current. The first floor rear facing windows would be located 30m from the boundary with White Gates and would face onto the front garden area where privacy is not expected.

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

BUILDING OF CHARACTER

The property is a locally listed building and subject to consideration against policy HER DM2 of Arun Local Plan. This requires proposals for extensions of such buildings to relate sensitively to the building and respect its architectural/historic interest and to conserve the features which are of interest. The proposal extends the dwelling in a sympathetic, sensitive manner which replicates the features and design of the front elevation and utilises matching materials. The proposal is compliant with this policy.

The NPPF requires Local Planning Authorities to identify and assess significance of a Heritage Asset that may be affected by proposals (paragraph 190). They should take the assessment into account when considering the impact of proposals in order to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposals. No Heritage Statement has been prepared to assess the impact the development has on the building, but the proposal does adversely impact on the character of the building or its general appearance. The extension would increase the size of the building and would result in a more substantial property, but the design and use of appropriate materials ensures that the change in appearance is acceptable and in keeping with the character of the building.

Paragraph 197 of the NPPF requires the balancing of proposals which affect the significance of non-designated Heritage Assets, having regard to the scale of the harm. It is not considered that the proposal would cause harm to the significance of the Heritage Asset. Consequently, the balancing exercise required to be undertaken as part of this paragraph of the NPPF is not required.

The proposals have sought to minimise the impact of the proposals on the significance of the designated Heritage Assets and make a positive contribution to local character as required by para192(c) of the NPPF which states Local Planning Authorities should take account of the desirability of new development making a positive contribution to local character and distinctiveness.

ACCESS

Access to the site is existing and vehicle manoeuvres which include reversing onto the road are no different to the existing situation.

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

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.

CIL DETAILS

This application is CIL Liabe therefore developer contributions towards infrastructure will be required (dependant on any exemptions or relief that may apply)

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 Plans 1479/PO2 A.

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.