

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

REF NO: CM/19/13/

LOCATION: Crookthorn Byre
Brookpit Lane
Climping

PROPOSAL: 2 storey side extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The two storey extension will be built on the side (south) elevation. It measures at its maximum approximately 7.5m in length, approximately 9.5m in depth and approximately 5.5m in height. Materials to match existing.
SITE AREA	Approximately 3200 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	All boundaries have well established and continuous trees and hedging generally over 2m in height.
SITE CHARACTERISTICS	The site contains a detached chalet-style character cottage with brick, stone and timber elevations and a thatched roof. There is a detached garage along the northern boundary in the same design as the main house. A prominent brick chimney stack is situated on the front elevation of the property.
CHARACTER OF LOCALITY	The area is predominantly rural in character with surrounding residential properties being dispersed in layout and well screened from the road. Any gaps between these properties reveal vistas out to the open countryside.

RELEVANT SITE HISTORY

CM/36/87	Restoration and conversion of existing agricultural building for residential use for single occupancy	ApproveConditionally 11-01-1988
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REPRESENTATIONS

Representations received:

Climping Parish Council

No objection.

Comments on Representations received:

Noted.

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

N/A

POLICY CONTEXT

Designation applicable to site:
Outside the Built Up Area Boundary

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:	GEN3	Protection of the Countryside
	GEN7	The Form of New Development
	DEV19	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.

The Development Plan consists of the Arun District Local Plan 2003.

Paragraph 214 of the NPPF ensures that specific policies in Arun District Local Plan 2003 can carry weight. The weight afforded to the policies with Local Plan policies can be assessed according to their level of consistency of the various policies with the National Planning Policy Framework. It should be noted that the NPPF states that weight is given to individual policies and not to the plan as a whole.

NPPF Paragraph 216 confirms that weight can be given to policies in emerging plans following publication. The Council published the Draft Arun Local Plan in July 2012 and this is a material consideration in the determination of this planning application. A pre-submission Plan has yet to be endorsed and published. Following publication of a pre-submission draft, there is required to be a formal public consultation, resolution of objections, examination and formal adoption. At this time, the emerging Local Plan is afforded very limited weight in terms of the decision making process.

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 site is located outside the built up area boundary where the principle of new development is unacceptable. In such locations, extensions and alterations to residential buildings will not be permitted, unless the proposal complies with policy DEV19.

DESIGN AND VISUAL AMENITY

This application seeks planning permission for a two storey side extension. The property lies at the end of a secluded lane and down a part shared and part private driveway. As such, the proposed side extension will not be visible from or affect the street scene. Even so, the proposed extension is considered to be sympathetic and in-keeping with the host property which is a character cottage. This is achieved through the use of matching materials and a ridge line which is appropriately identical for thatched roofs. There will be a front dormer which has been comfortably set within the roofslope and will not be overly dominant by virtue of its modest dimensions. A matching chimney to existing will complete the front elevational changes. From the rear elevation, the proposal offers a strong symmetrical design which carries over all the existing design details such as eaves height, materials, dormer and gable ends.

The proposed windows on all sides of the extension are small and match the existing fenestration design and overall style. The most significant changes are to be found on the side (south) elevation which faces on to the rear garden of the property and as such will not be readily seen. There will be a significant amount of glazing on the ground floor of this elevation. However, this will be compensated by a thatched dormer of a similar design to the one on the front elevation, timber cladding and a large gable end which will not be out of character with the cottage appearance of the property.

It is therefore considered that the proposal complies with policies DEV19(i), (v) of the Arun District Local Plan.

RESIDENTIAL AMENITY

The proposal will extend into the rear garden of the property. The plot is sizeable and there is an absence of immediate residential development to the east and south. Consequently, the extension is not considered to cause any harmful residential effects by way of overshadowing, overbearing, overlooking or loss of privacy and as such complies with policy DEV19(iii) of the Local Plan

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 8 (right to 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, a neutral impact has 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.

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: 087-P01 (Location plan) dated October 2013, 087-P01-1 (Block plan) dated December 2013, 087-P02 (Existing ground floor plan) dated October 2013, 087-P11 (Proposed ground floor plan) dated October 2013, 087-P12 A (Proposed ground floor plan - further detail) dated October 2013, 087-P03 (Existing first floor plan) dated October 2013, 087-P13 A (Proposed first floor plan) dated October 2013, 087-P15 A (Existing elevations) dated October 2013, 087-P15 A (Proposed elevations) dated October 2013, 087-P04 (Existing roof plan) dated October 2013 and 087-P14 A (Proposed roof plan) dated October 2013.

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 chimney of the side extension hereby permitted shall match in colour and texture to those of the existing building.

Reason: In the interests of amenity in accordance with policy DEV19 of the Arun District

Local Plan.

- 4 INFORMATIVE: Statement pursuant to Article 31 of the Town and Country Planning (Development Management Procedure)(England) (Amendment No. 2) Order 2012. 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.