

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

REF NO: CM/30/14/HH

LOCATION: Poole Place
Grevatts Lane
Climping

PROPOSAL: Roof alterations including the installation of 5no. new dormers, ground floor side extension, timber balcony, other external & internal alterations & the replacement of existing sheds with ancillary garage building.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above.
SITE AREA	Approximately 2.13 hectares.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Mixed trees and hedging at over 3m in height define all boundaries.
SITE CHARACTERISTICS	A two storey detached property with brown brick elevations on the ground floor with tile hanging above. The roof is hipped with plain brown roof tiles and a dormer set in the rear roofslope. The property is accessed down a long driveway, the entrance to which is across fields along a single trackway.
CHARACTER OF LOCALITY	Rural in character, there are fields and farmland around the site. Beach and sea to the south.

RELEVANT SITE HISTORY

REPRESENTATIONS

Representations received:

Climping Parish Council

No objection.

Comments on Representations received:

Comments noted.

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:
Outside the Built-Up Area Boundary

DEVELOPMENT PLAN POLICIES

Arun District Local Plan 2003:	GEN3	Protection of the Countryside
	GEN7	The Form of New Development
	DEV19	Extensions to existing residential buildings
Publication Version of the Local Plan (October 2014):	D DM1 Aspects of Form and Design Quality	
	D DM4 Extensions and Alterations to Existing Buildings (residential and non-residential)	

PLANNING POLICY GUIDANCE

NPPF

National Planning Policy Framework

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.

Arun District Council's Development Plans:

Paragraph 215 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.

Paragraph 216 of the NPPF confirms that weight can be given to policies in emerging plans from the day of publication. The Council resolved that the policies and maps in the Publication Version of the Local Plan be used in the determination of this planning application. Following 'publication' of the Local Plan a formal public consultation, examination and adoption process takes place.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The statement of representations procedure and statement of fact produced by the Council under regulation 19 explains that the consultation will take place on 30th October 2014 for six weeks.

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 and policies within them will be considered in determining planning applications. Made NDP policies will be considered alongside other development plan documents including Arun District Council's Local Plan. 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).

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 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 policies DEV19 and GEN7.

DESIGN AND VISUAL AMENITY

This application seeks planning permission for a total of 5no. roof dormers comprising two to the front and three to the back of the dwelling. A single storey hipped roof side extension is to be attached on the eastern elevation of the property, a timber framed balcony to the rear and patio doors in place of existing window openings.

Three outbuildings with pitched roofs in situ and occupying a sizeable footprint at approximately 44 sq m will be replaced by a single outbuilding measuring 16m in length, 6m in width and 6m in height. The outbuilding will have flint and brick walls and a plain clay tile roof. It will be two storeys in height with 3no. dormers to the front and 2no. dormers to the rear. The ground floor will provide space for a garage, games room and pool changing/wet room. At first floor level, a sitting area, kitchenette, office, shower room and store.

The 5no. dormers are considered to sit comfortably within their respective roofslopes of the property and by virtue of their pitched roof design and comparatively modest dimensions do not visually dominate the property. The use of matching materials will help ensure that they acceptably blend in with the existing roofslopes of the property.

The single storey side extension is visually subservient to the property and has an identical roof pitch so that it relates well in its form and design.

The timber framed rear balcony is a visually lightweight and permeable structure that despite its

sizeable length at approximately 16.4m will not unacceptably interfere with the property and seeks to complement its style. The alterations to the existing windows to patio doors and a new bay window on the ground floor of the front elevation are considered acceptable in design terms.

The proposed outbuilding is to be located in a similar location to 3no. existing outbuildings and so development has already been established in this portion of the site. The proposed outbuilding will have an east-west aspect which forms a welcome contrast and complementary relationship to the north-south aspect of the property. Its use of materials comprising of flint and brickwork is considered appropriate to the rural setting of the site and the 5no. dormers will tie in and relate well to the new form of the dwelling. However, in order to prevent the outbuilding from being used as a separate means of accommodation, a suitable condition is recommended.

The combined effect of the additions to the property are considered to strengthen its identity and character and with the rear balcony will take advantage of its coastal location.

The proposed additions to the dwelling and outbuilding are therefore considered acceptable in design and visual amenity terms and are considered to comply with policies GEN7(ii) and DEV19(i) of the Arun District Local Plan.

RESIDENTIAL AMENITY

Due to the isolated position of the property and the considerable distances to surrounding properties including over 47m from the outbuilding to the eastern boundary of the site, there will be no harmful effects caused by the proposed development by way of being overbearing or overshadowing or causing any unacceptable overlooking or loss of privacy.

It is therefore considered that the proposal complies with policies GEN7(iv) and DEV19(iii) of the Arun District Local Plan.

It is therefore recommended that the application be 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: drawing numbers 14637/105 (Location and block plan) dated August 2014, 14637/103 (Existing sheds) dated August 2014, 14637/05 (Plans, elevations existing) dated 06/2014, 14637/102 (Plans, elevations and perspective proposed) dated 07/2014 and 14637/104 (Proposed plans and elevations) dated August 2014.

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

- 3 The materials and finishes of the external walls and roofs of the extensions to the dwelling hereby permitted shall match in colour and texture to those of the existing building.

Reason: In the interests of amenity in accordance with policies GEN7 and DEV19 of the Arun District Local Plan.

- 4 No development shall be carried out unless and until a schedule of materials and finishes to be used for external walls and roofs of the outbuilding hereby approved have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the building.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity in accordance with policy GEN7 of the Arun District Local Plan.

- 5 The outbuilding hereby approved shall not be used as a separate means of accommodation at any time to the dwelling of Poole Place.

Reason: To enable the Local Planning Authority to maintain control in the interests of the amenities in accordance with Arun District Local Plan policies GEN7.

- 6 **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.