

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

REF NO: F/1/25/HH

LOCATION: Lock Cottage
Station Road
Ford
BN18 0BL

PROPOSAL: Single storey rear extension. This application may affect the setting of a listed building.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

RELEVANT SITE HISTORY

F/1/22/HH	Erection of single storey side extension to detached garage to create link building and double garage, installation of front porch and alterations to fenestration following the conversion of detached garage to habitable use.	Refused 21-04-22
		Appeal: Dismissed 18-08-22

REPRESENTATIONS

Ford Parish Council - No response received.

No representations were received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

DEVELOPMENT PLAN POLICIES

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

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
HERDM1	HER DM1 Listed Buildings
HERDM5	HER DM5 Remnants of the Portsmouth and Arundel Canal

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
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SUPPLEMENTARY POLICY GUIDANCE:**CONCLUSIONS****DESIGN AND VISUAL AMENITY**

The site is a detached property within a large plot. The proposed extension would not be visible from the street scene, although it is noted that limited views may be available from the approach to St Andrew's Church which runs to the south of the property's curtilage. The proposed extension would have a depth of 6.5m from the rear elevation and with a width of 5.9m, positioned to the south eastern side of the rear elevation. The proposed extension would have a pitched roof, set down from the eaves height of the main dwelling. The extension is acceptable in terms of scale and massing and remains visually subservient to the main dwelling in accordance with Arun Local Plan policies D DM1 and D DM4.

The proposed materials are face brickwork with slate tiles to match the existing. The existing house is finished with a mixture of brickwork and painted brickwork, and the proposed materials would help the addition to integrate with the main dwelling in accordance with Arun Local Plan policy D DM1.

The proposed extension would not result in harm to the visual amenity or character of the property or wider area in accordance with policies D DM1, D DM4 of the Arun Local Plan, Arun Design Guide and policy H1 of the Ford Neighbourhood Development Plan.

NEIGHBOURING RESIDENTIAL AMENITY

The property and proposed extension are located a significant distance from neighbouring dwellings. The rear extension would not impact upon residential amenity in that it would not result in any overlooking, overbearing, overshadowing effects on neighbouring properties, in accordance with policies D DM1 and D DM4 of the Arun Local Plan.

HERITAGE

The site is within close proximity of the course of the Portsmouth and Arundel Canal, which ran to the south east of the property. St Andrews Church, which is Grade I listed, lies to the east of the property. The proposed extension would extend from the rear of the property, onto an area of existing hardstanding and landscaping. Given the scale of the proposed development, and that the proposal would not intersect with the course of the Portsmouth and Arundel Canal, the proposal would not harm the remains of the Portsmouth and Arundel Canal.

St Andrews Church lies within enclosed grounds, and is visually separate from Lock Cottage and other residential development along Station Road. There is a significant distance between the house and the listed Church, and the development would remain within the area immediately to the rear of the house, which has the character of an enclosed domestic garden, and does not extend into the open grassed area beyond. The proposal would not harm the significance of the heritage asset, in accordance with HER DM1 and the NPPF.

SUMMARY

The proposed development is in accordance with the relevant development plan policies and as such is recommended for approval subject to the following conditions and informatives.

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.

CIL DETAILS

This application is not CIL liable.

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:

- Existing Ground Floor Plan, Elevations, Roof Plan and Site Location Plan 1427.01.a
- Proposed Ground Floor Plan, Elevations, Roof Plan and Site Block Plan 1427.02.a

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policy D DM1.

- 3 The materials and finishes of the external walls and roof of the extension hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with Arun Local Plan policies D DM1 and D DM4.

- 4 Based on the information available, this permission is exempt from the requirement to provide a biodiversity gain plan under Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990. The following exemption applies:

This planning permission is for development which is a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Reason: In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).

- 5 **INFORMATIVE:** Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). 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.