

Recommendation Report for Planning Permission for Works or Extension to a Dwelling**REF NO:** K/35/14/HH**LOCATION:** Newcote Farm
Kingston Lane
East Preston**PROPOSAL:** Proposed sun-room to side (West) elevation & creation of new balcony to existing single storey rear extension roof**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	The application relates to the provision of a first floor balcony to the south enclosing an area of 8m by 3.6m and a single storey sun room to the west with a floor area of 3m by 6.9m in area and a sloping roof with a maximum height of 3.6m
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Bushes along road frontage to approx. 2m height. Hedging/walling to access road to approx. 2m. Hedging to field to south to approx. 2m height
SITE CHARACTERISTICS	Detached 2 storey dwelling. Brick elevations with tile hanging, tiled roof. Single storey flat roofed out building and pitched roof garage. Building has been extended in the past with single storey extensions and a conservatory to the rear.
CHARACTER OF LOCALITY	Predominantly rural with sporadic detached properties of varying design

RELEVANT SITE HISTORY

K/17/88	Extension and alteration at first floor level to existing two storey dwelling	ApproveConditionally 04-07-1988
K/10/92	Continued use of dwelling without complying with agricultural Condition No 3 imposed on Planning Permission K/21/80.	Approve 14-07-1992

K/22/96	Single storey extension and canopy porch	ApproveConditionally 26-11-1996
K/7/81	Details following outline agricultural dwelling	ApproveConditionally 01-04-1981

REPRESENTATIONS

Representations received:

Kingston Parish Council

No Objection

Comments on Representations received:

None

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:
Outside Built Up Area Boundary

DEVELOPMENT PLAN POLICIES

Arun District Local Plan 2003:	GEN7 DEV19	The Form of New Development 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) D SP1 Design	

PLANNING POLICY 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.

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.

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 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).

Made Plans in Arun District Council's Local Planning Authority Area are: Arundel; Barnham & Eastergate; Felpham.

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 single storey extension would be subservient to the main dwelling in terms of its footprint, scale and design. It would not be readily visible in the street scene being located behind existing boundary walling and 15m from the road boundary. A condition is suggested to ensure that the materials used would be in keeping with the existing dwelling.

The balcony would be provided on top of an existing flat roof and would only be located on the southern portion to the rear of the dwelling. The area of existing flat roof to the east side is not included in the proposal. The application includes the provision of glazed balustrading which would project only 0.6m above the existing roof. The main outlook from the balcony would be over

the garden of the application dwelling. There are no residential properties immediately adjoining the site boundaries. No adverse overlooking would therefore result from the proposal.

The application is therefore considered acceptable in terms of its impact on residential and visual amenity and is compliant with policy DEV19 of Arun District Local plan and policy DDM4 of the Emerging Local Plan.

The application is recommended for approval subject to the following conditions

HUMAN RIGHTS ACT

FOR APPROVAL

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 (the right to respect for 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 neutral 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).

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 location, site and roof plan, 03A, 04A and 05A.

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 No development shall be carried out unless and until a schedule of materials and finishes

to be used for external walls and roof of the proposed extension have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the extension.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with policy GEN7 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.