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

REF NO: AW/102/19/HH

LOCATION: 34 Aldwick Gardens
Bognor Regis
PO21 3QR

PROPOSAL: Demolition & erection of garage; single storey rear extension & 1 No. roof light.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

The application seeks planning permission for an erection of the pitch roofed detached garage to the rear and a single storey rear extension to the main property.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Aldwick Parish Council

Aldwick Parish Council does not have any objection.

One objection received from nearby occupier as follows:
It will restrict light and air to our property.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
- Within the Built up area boundary

DEVELOPMENT PLAN POLICES

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)
DSP1	D SP1 Design
SDSP2	SD SP2 Built-up Area Boundary

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD10 Aldwick Parish Design Statement

CONCLUSIONS

PRINCIPLE
The proposed development is situated within the Built up area boundary where the principle of development is acceptable subject to accordance with relevant plan policies as stated in SD SP2
the key policies to considered are D DM1 and D DM4 of the Arun Local Plan.

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 criteria for which applications relating to extension 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 locality.

Policy SD SP2 of the Arun Local Plan states the development should be focussed within the Build up area boundary and will be permitted subject to consideration against other policies in the Local Plan.

Policy DSP1 of the Arun Local Plan sets out that all development proposals should seek to make efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping, density, mix, massing, character, materials, finish and architectural details.

SPD10 Aldwick Parish Design Statement, which is material consideration, sets the development criteria to be followed.

There is no recent relevant planning history to this site.

The site is occupied by detached bungalows situated on the eastern side of Aldwick Gardens with a car port on the northern side.
The properties close to the junction with South Avenue are bungalows of a similar appearance, considerably set back from the road with rather shallow rear gardens. Surrounding area is residential.

DESIGN AND VISUAL AMENITY
The application seeks planning permission for the construction of a new garage and a single storey rear extension to the host building.

The proposed garage would replace an existing smaller garage with an outbuilding behind, would be 3m wide and 8m deep and would be characterised by a pitched roof with gabled end to the front and hipped to the rear, matching with a roof design of the host property, would be 3.9m high to the pitch and 2.3m to the eaves. Three high rise small windows are proposed on its southern elevation and one on the eastern.

The proposed rear extension would project from the rear elevation of the host building by 2.25m close to the shared boundary with No32 to the south and 3.4m on the northern side, according to the shape of the rear elevation and would incorporate a mono-pitched roof, 5.8m high to the pitch and 2.5m to the eaves (the height of the host building eaves). French doors and one larger and one small case its norther elevation.
The proposed rear extension would provide an extended dining area, a new kitchen and a utility room with toilet.

The proposed extension and a new garage would maintain a subservience to the host property with an

appropriate roof design and would be constructed from materials that would match the host building.
The proposed development would not be visible from the street view. Therefore it is considered the it would not result in an unacceptable adverse impact on the host building or on the spatial pattern of character of the area and would accord with policies D DM1 and D DM4 of the Arun Local Plan.

NEIGHBOURHOOD RESIDENTIAL AMENITY
The proposed rear extension would project from the rear elevation of No32 by 1.8m with no flank windows proposed to the south. Given the reasonable separation distance of 1.6m from the neighbouring property to the south it is not considered to give a rise to any overlooking or loss of light and prospect to occupies of No32.
With regards to the property No36 to the north, the proposed extension would be partially shielded by the existing garage of No36 and given the separation distance of almost 8m there is nothing to consider in terms of residential amenity.

The propose garage would be set in from the shared boundary with No36 to the north situated behind an existing garage of this neighbouring property with a garden shed behind. Given the roof design, a scale and position of the proposed garage it is not considered that it would give a rise to loss of light and air (as it was mentioned in the representation submitted).

Given the design, scale and location of the proposed rear extension and a new garage it is not considered to give rise to adverse impact in terms of overlooking, overshadowing of overbearing and is therefore deems to accord with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY
The proposed development would accord with relevant development plan policies and the Aldwick Parish Design Statement 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

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.

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 No 5
Drawing No 4
Drawing No 3b

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 Planof the Arun Local Plan.

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

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

4 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.