

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

REF NO: AW/108/21/HH

LOCATION: 56 Barrack Lane
Aldwick
PO21 4DD

PROPOSAL: Erection of two storey extension with balcony following the demolition of existing conservatory, side extension and car port

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

This application seeks to erect a two storey extension with a balcony following the demolition of the conservatory, side extension and car port.

The materials used to construct this extension will be similar to those used on the host dwelling. The walls will be constructed from a mixture of face brick plinth with render above, the roof will be plain tiles. The windows and doors will be graphite coloured PVC or aluminium framed double glazed units.

The extension will sit at the rear and will be 3.5m to the northern boundary, 10.3m to the south and 38.86m to the western boundary.

At the rear elevation the extension has a height of 7.01 (0.7m below host dwelling roof height) and a length of 8.32m which extends across the host dwelling. There will be a balcony across the doors at the first floor. At the side elevation the extensions height is 7.12m with a length of 7.01m.

REPRESENTATIONS

No objection from Parish Council.

One letter of representation from stating there are inaccuracies in validation of applications.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built up area boundary.

Tree preservation order.

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)
DSP1	D SP1 Design

PLANNING POLICY GUIDANCE:

NPPDG	National Design Guide
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD10	Aldwick Parish Design Statement
-------	---------------------------------

CONCLUSIONS

PRINCIPLE

In this case, the key policies are deemed to be D DM1 and D DM4 of the Arun Local Plan. Aldwick does not have a Neighbourhood Plan however does have a Parish Design Statement.

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 out criteria for which applications relating to extensions 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 the locality.

Further guidance from the Arun Design Guide is relevant and referred to below.

DESIGN AND VISUAL AMENITY

The proposal will be to the rear of the host dwelling and will have no harmful views to the street scene and the wider area, so will have minimal impacts on the character and appearance of the area. This is due to the proposal being located at the rear of the property.

This development matches the existing walls, roof, windows and doors of the host dwelling, these materials are all of good design. Due to these factors, the extension is considered to appear subservient to, and well integrated with the host dwelling.

It's noted that the site falls within TPO Bognor No.2. However, it has been confirmed that the proposal does not affect any of the trees on the site and the roots of the trees will not be impacted by the proposal.

The proposal does not result in an adverse appearance on the street scene, or result in a harmful impact upon the host dwelling, and as such, is deemed to be in accordance with D DM1, D DM4(a), (b) and (e) of the Arun Local Plan and J.01 of the Arun Design Guide which outlines that built form and character varies considerably throughout the Arun District as a whole and within the settlement character areas identified in section C.06 of the design guide. Also section M, referring to householder extensions. Extensions should respond to and complement the existing character and appearance of the building

and wider townscape in terms of scale, massing. It is considered this is achieved, with the addition appearing well integrated and sympathetic in design to the host dwelling.

RESIDENTIAL AMENITY

The two storey extension doesn't have a harmful significant impact to the neighbouring properties due to the significant boundaries. At side elevations there are significant boundaries ranging from 10.3m to 3.5m. There are no windows in side elevations of the extension, therefore not resulting in any overshadowing or overbearing impacts.

At the rear elevation the boundary is significant of 38.86m. The windows and doors will be located at ground and first floor level, the balcony will also be located at the first floor. Although there is the potential for some overlooking due to the balcony and windows on the first floor (where there were limited windows previously), due to the vast boundary there overlooking will be minimal there will be no harmful impacts to the neighbours at the rear. As a result, due the boundary distance this will not be a justified reason for refusal.

The development is considered to be in accordance with D DM1(3) and D DM4(c) of the Arun Local Plan.

SUMMARY

The development is deemed to accord with relevant development plan policies and as such is recommended for approval 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 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:
- Location and block plan
 - Proposed elevations
 - Proposed elevations

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 Plan.

- 3 **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.