

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

REF NO: AW/109/20/HH

LOCATION: 16 Barrack Lane
Aldwick
PO21 4BZ

PROPOSAL: 1st floor rear extension, removal of existing conservatory and erection of single storey rear extension and detached car barn.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a first floor rear extension, removal of conservatory and replacement with a single storey extension. A detached car barn is proposed to the front of the property.

RELEVANT SITE HISTORY

AW/48/15/HH	Rear 1st floor extension and rear single storey extension.	ApproveConditionally 10-06-15
AW/21/97/T	Fell 3 Macrocarpa trees in rear garden area.	ApproveConditionally 25-03-97

REPRESENTATIONS

No objection.

No representation received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built up area boundary

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)

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD10	Aldwick Parish Design Statement
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CONCLUSIONS**PRINCIPLE**

The key policies considered are D DM1 and D DM4 of the Arun Local Plan. Aldwick does not have a Neighbourhood Plan but does have a Parish Design Statement with the property located within Area 3.

DESIGN AND VISUAL AMENITY

The extensions will be situated to the rear of the property and as such will not be visible from the street scene.

The car barn will be situated around 9m from the front boundary of the property. This is in front of the principle elevation of the dwelling and is visible in the street scene although is screened by trees.

The car barn will have a pitched roof although remains open in appearance, with eaves to around 2.4m, located around 3m from the western boundary.

The neighbouring property (18) has a detached garage, similar in style to that proposed which sits around the same location in relation to its distance to the front boundary and whilst the addition of car barn is slightly out of character for the area, there is a similar example nearby.

The extensions to the rear are well integrated and subservient the host dwelling. The first floor addition is modest in size and due to their siting to the rear are not considered to impact the appearance of the property within the street scene, with no views.

The development is not deemed to adversely impact the appearance of the street scene and is deemed to accord with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

As a result of the siting of the car barn to the front of the property, it is not considered to result in adverse impacts upon neighbouring amenity.

The rear extension replaces a conservatory although increase in size with a depth of around 4m and a flat roof height of 2.6m. This retains 1.9m to the east boundary. The host dwelling is situated further back than the neighbouring property at No.14 and as such it is not considered to result in adverse impacts upon this property.

The first floor extension will have a depth of 2.5m. It will have a hipped roof set below the ridge of the host dwelling. Due to its siting, with 2m retained to the western boundary, it is not considered to give rise to overbearing or overshadowing impacts, again with the host dwelling set further back than neighbouring properties.

There will be 2 additional windows to the rear of the first floor addition however due to the siting of this,

they are not considered to give rise to adverse overlooking upon neighbouring amenity. Additional windows to the ground floor extension, due to it being single storey in nature are again not deemed to result in adverse impacts, overlooking the rear garden of the host dwelling.

Due to the siting and design of the development, it is not considered to harm amenity by way of overbearing, overshadowing or overlooking and accord with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord with 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

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
 - Proposed Car Barn Elevation, Floor and Roof Plan - sheet 5 of 5.
 - Proposed First Floor Plan and Elevations - Sheet 2a of 5
 - Existing and Proposed Roof Plan - Sheet 4 of 5
 - Location, Block and Proposed Ground Floor Plan - Sheet 1 of 5

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.