

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

REF NO: AW/109/21/HH

LOCATION: 3 West Avenue
Aldwick
PO21 3QN

PROPOSAL: Erection of a garage with adjacent utility room.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above

REPRESENTATIONS

Aldwick Parish Council: No objection

No representation from nearby occupiers.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
2km Buffer for Site of Special Scientific Interest
Pagham Harbour Zone B
Within the Built Up Area boundary
Tree Preservation Orders

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:

CONCLUSIONS

PRINCIPLE

The key policies considered are D DM1 and D DM4 of the Arun Local Plan. Aldwick does not have a Neighbourhood however does have a Parish Design Statement with the property located within Area 13.

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.

DESIGN AND VISUAL AMENITY

The proposal includes the erection of a single storey garage to the side of the dwelling. There will be a utility room added to the rear of the new garage. The garage extends along the boundary measuring 5m in depth and 2.5m at eaves height with a pitched roof height of 3.75m.

The alteration is not considered to result in the dwelling appearing significantly out of character for the area as there is already a precedent for works of this nature. Materials of the extension would match the dwelling. The works are subservient and well integrated with the dwelling. The proposal does not alter the appearance of the dwelling in the street scene; as the side garages are the common feature within the street context. The development accords with D DM1 and D DM4 of the Arun Local Plan.

Arun recently adopted a Design Guide. It states development should be subservient to the main dwelling and this complies in terms of scale and size. Whilst the development is located within 1m of the boundary does not comply, due to the proposal being at single storey it is deemed acceptable.

The materials and design seem to match the host dwelling and integrate well with the surrounding character of area. The colour and materials used match the existing dwelling so comply with Policy D DM1 and D DM4 of the Arun Local Plan.

Due to the siting and design of the proposed garage it will be visible from the street scene although no adverse impact to the spatial pattern of character of locality and complies with Policy D DM1 and DDM4 of the Arun Local Plan and Arun Design Guide Section M.

RESIDENTIAL AMENITY

The site is a semi-detached dwelling with 4.8m to the front and 18m to the rear boundary and the proposal does not have impact on the residential amenities of the surrounding dwellings. Whilst there is an opening for the utility room on the ground floor which will face the neighbouring boundary the views from which will not overlook the neighbouring property due to the single storey nature of the proposal.

Therefore the proposal by reason of its size and position does not have an adverse overshadowing, overlooking or overbearing effect on neighbouring properties and complies with policies D DM1 and D DM4 of the Arun Local Plan and Section M of the Arun Design Guide.

SUMMARY

The development is deemed to accord with 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

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:
 - Proposed Plans 347/03
 - Existing Plans 347/02
 - Location and Block Plan 347/01

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.