

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

REF NO: AW/109/22/HH

LOCATION: 30 Chawkmare Coppice
Aldwick
PO21 3SP

PROPOSAL: Single storey front and rear extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This application seeks to construct a single storey front and rear extension.
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REPRESENTATIONS

Aldwick Parish Council - No Objection.

No representation received from nearby occupiers.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

Tree Officer - No response.

POLICY CONTEXT

Built Up Area Boundary
TPO
Pagham Harbour Zone B
2km Buffer for Site of Special Scientific Interest
CIL Charging Zone 4

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:

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 are D DM1 and D DM4 of the Arun Local Plan, and guidance set out by the Arun Design Guide.

Aldwick does not have a 'made' Neighbourhood Development Plan, but does instead have a Parish Design Statement, which is of relevance. The property is in Area 10 (Chawkmare Coppice).

DESIGN AND VISUAL AMENITY

The proposal will include developments to the front and rear elevations of the property and will be visible from the wider area.

The proposal will include two single storey extensions, one to the front and the other to the rear. The front extension will replace a porch and canopy to the front elevation, projecting forward 2.5m, approximately 1.5m more than the existing, with a width of 4.9m. It will have a pitched and flat roof, similar in pitch and design to the main roof of the dwelling. This will integrate sympathetically with the property and will not be unduly harmful to the visual appearance or character of the property. The proposal will not appear out of place with the rest of the property, remaining in keeping with its character, and will have minimal impact on visual amenity. Being to the front and projecting from the principal elevation, the proposal will be visible from the street scene. It will have some impact on the composition and appearance of the street, but as it only projects 1.5m further than the porch and is in keeping with the character of both the property and locality, this impact will be minimal and as such is acceptable.

The extension to the rear will replace a conservatory. It will be a modest size, extending the full 11.65m width of the property and projecting a depth of 3.3m. It will have a pitched lean-to roof, which although a lower pitch than the roof of the host dwelling, will not appear out of place and is acceptable. The extension will integrate well with the dwelling and will have minimal impact on its visual appearance. Being to the rear, the extension will not be visible from the street scene and will have no impact on the composition or appearance of the street. It is in keeping with the character of the area and will have little harm on visual amenity.

The extensions appear subservient to the design of the host and are well integrated. They use materials primarily matching that of the existing, ensuring there is minimal intrusion on the visual appearance of the property. Both extensions are appropriate in terms of scale and massing, and do not unduly obtrude or dominate the main building. The proposal preserves the character of the property and the locality and complies with criteria set by the Parish Design Statement.

Part M of the Arun Design Guide states that front extensions should take care not to disrupt the existing composition of the street in terms of rhythm or building line, ensure continuation of existing building design in terms of details and materials, and maintains and enhance front garden spaces. Rear extensions should respond to the distinctive characteristics of the building and surrounding area, preserve external garden amenity space and exploit opportunities for innovative and contemporary design where appropriate. The proposal meets these criteria and is in accord with the Design Guide.

The development will have no adverse impact on visual amenity or the character of the area and is in accord with D DM1 and D DM4 of the Arun Local Plan, Aldwick Design Statement, and Arun Design Guide.

RESIDENTIAL AMENITY

Both extensions are single storey and will have pitched roofs. The front extension will be approximately 3.68m high, and 2.42m at the eaves. The rear extension will be approximately 3.55m high, and 2.4m at the eaves. This roof will include four rooflights, all of which will protrude very marginally above the roof but will have no harm on residential amenity. 12m is retained from the southern (front) boundary, 5.4m to the west, and 6m to the east by the front extension. These distances are in accord with D DM4 and are acceptable. They will not result in adverse overbearing or overshadowing of neighbouring properties and will have minimal harm on residential amenity. The rear extension will retain 2.7m to the west, 12.4m to the north (rear), and 2m to the east. These are in accord with D DM4. The extension does not conflict the 45-degree rule and will not unduly overbear or overshadow any neighbouring properties. It poses little harm to residential amenity and is acceptable.

The front extension features a single window and door with sidelights to the south (front) elevation. These features will face towards the street and will not overlook any neighbouring properties, instead overlooking the driveway and road. They pose no risk of harm to neighbouring privacy or amenity and are acceptable. The rear extension will feature two windows and a set of sliding doors to the north (rear) elevation. These features will not overlook any neighbouring properties, instead facing into the garden, and will have no harm on neighbouring privacy or amenity.

Part M of the Arun Design Guide states extensions should protect neighbouring amenity in terms of privacy and overshadowing, considering the positioning of neighbouring buildings and respond to existing elevations through the size and positioning of doors and windows. The proposal is in accord with these criteria and is respectful to the privacy and amenity of neighbouring properties.

The development will result in no adverse overbearing, overlooking, or overshadowing, and is in accord with D DM1 and D DM4 of the Arun Local Plan and the Arun Design Guide.

SUMMARY

The proposed development accords with development plan policies and 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:

- Location Plan LOC
- Block Plan BLK
- Proposed Floor Plans 03A
- Proposed Elevations 02

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.