

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

REF NO: AW/10/19/HH

LOCATION: 31 Queens Fields West
Aldwick
PO21 5SG

PROPOSAL: Proposed two storey extension with open fronted car-port at ground level

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a two storey extension to the side of the dwelling.
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RELEVANT SITE HISTORY

AW/161/18/HH	Single storey extension as annexe for elderly relative (resubmission following AW/208/17/HH).	Refused 23-07-18
AW/208/17/HH	Single storey front extension as annex for elderly relative	Refused 22-09-17

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Aldwick Parish Council provided no response.
No representation received from nearby occupiers.

CONSULTATIONS

Arboriculturist
Natural England

CONSULTATION RESPONSES RECEIVED:

Natural England - had no comment to make on the application.

POLICY CONTEXT

Designation applicable to site:
Built up area boundary

DEVELOPMENT PLAN POLICESArun 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
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CONCLUSIONS**PRINCIPLE**

The proposed development is situated within the built up area boundary where the principle is acceptable subject to accordance with relevant development plan policies. As stated in SDSP2 the key policies considered are DDM1 and DDM4 of the Arun Local Plan.

Aldwick does not have a 'made' Neighbourhood Plan but does have a Parish Design Statement which is of relevance to the application. The property is located within Area 15.

The site is occupied by a detached two storey dwelling with an attached garage to the eastern side elevation.

DESIGN AND VISUAL AMENITY

The two storey extension is sited to the eastern elevation and is therefore clearly visible from the street scene.

The extension appears well integrated and subservient to the host dwelling with materials used to match that of the existing dwelling. The proposal will not extend beyond that of the principal elevation and therefore retain 8m to the front boundary. The surrounding area consists of properties of a similar style and design however the proposal is not considered to appear out of keeping with the locality.

Due to the design and siting the development is not considered to adversely impact upon the spatial pattern or character of the area and accord with DDM1 and DDM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The two storey extension will run along the full side elevation of the dwelling and have a width of approximately 3.4m. It will be constructed with a height to match that of the existing dwelling. The ground floor will serve as an open fronted car port with a bedroom above.

The two storey extension will be constructed up to the boundary to the east. The neighbouring property has a single storey garage and therefore with around 3.75m retained to the side elevation of No.29 the proposal is not considered to appear adversely overbearing. The neighbouring property does have a window to the side elevation however again due to the separation, any overshadowing is not considered significant in which a refusal is justified.

There will be no windows to the side elevation of the host dwelling however there will be an additional window to the front and rear elevation. Whilst the window to the rear may give rise to some views over the garden to the neighbouring property although it is not considered they would be additional to that which can already be achieved. Due to the siting of the properties to the rear, it is not considered there will be any adverse overlooking as a result. The window to the front will overlook the street scene.

The proposal due to its design and siting is not considered to harm neighbouring amenity by way of overbearing, overshadowing or overlooking and accord with DDM1 and DDM4 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord with the 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.

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

- Proposed Elevations and Block Plan - 15/18/29 1
- Proposed Floor Plans - 15/18/29 4
- Email confirming materials

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 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.