

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

REF NO: AW/10/22/HH

LOCATION: 18 Hawkins Close
Rose Green
PO21 3LW

PROPOSAL: Single storey side extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This application seeks to construct a single storey side extension.
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RELEVANT SITE HISTORY

AW/259/16/PL	Divide previous extension from existing 5 bed dwelling to provide a separate 2 bedroom dwelling. New dwelling to have a single storey entrance porch to the side. Existing conservatory to be removed.
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AW/79/05/	Two storey side extension	ApproveConditionally 14-06-05
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REPRESENTATIONS

Aldwick Parish Council - No Objection

No representation received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built Up Area Boundary
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
SPD13	Arun District Design Guide (SPD) January 2021

CONCLUSIONS**PRINCIPLE**

The key policies considered are D DM1 and D DM4 of the Arun Local Plan. Part M and general criteria outlined by the Arun Design Guide is additionally considered.

Aldwick does not have a Neighbourhood Development Plan, but does have a Design Statement, which is relevant to this application. The property is located in Area 7 (Rose Green).

DESIGN AND VISUAL AMENITY

The proposal is situated to the side of the dwelling, of which is an end of terrace two storey property, and will be visible from the public realm.

The extension is a modest size, with a width of 6.1m, and maximum depth of 2.2m. It will have a flat roof, matching that of the host dwelling, and as a result will have minimal harm on the visual appearance and character of the property. The area is comprised of rows of terraced two-storey properties, all of a similar style and appearance. The extension is in keeping with this style, and will not look out of place in its context. It is stepped back from the front elevation of the host dwelling, and although clearly visible from the front, and the public footpath to the side, it will have no adverse impact on the established building lines or composition of the street.

The proposal appears subservient to the design of the dwelling and is well integrated. It will use materials matching that of the existing, resulting in minimal impact on the appearance and amenity of the dwelling. Aldwick Design Statement states that extensions should be visually subservient and relate to the existing building, and not vary significantly in height or bulk from those nearby. The proposal preserves the character of the local area and is in accord with this statement.

Part M of the Arun Design Guide states that side extensions should take care to not disrupt the existing composition of the street in terms of rhythm or building line, respond to existing building design in terms of roof pitch and use complementary and integrated materials and elevational design. The proposal is well integrated with the host and will have little harm on the character and appearance of the property. It is in accord with Part M.

The development is in accordance with D DM1, D DM4 of the Arun Local Plan, Aldwick Design Statement, and the Arun Design Guide.

RESIDENTIAL AMENITY

The proposal is single storey and will have a flat roof, measuring approximately 2.86m high. This roof will include two rooflights, of which protrude slightly above at a height of 2.96m. The proposal sits very close to the boundary of the property, retaining a maximum of 0.9m from the southern fence line. This fence line separates the property from a public footpath, which sits along the side of the house, and divides it from the rear gardens of the neighbouring properties to the south. As a result, the proposal is not situated near any neighbouring properties, and poses no risk of overbearing or overlooking.

In addition to the rooflights, the proposal will feature a door and sidelight to the front elevation, and a window to the rear. Being at the end of the terrace, and on the ground floor, these features pose little risk to neighbouring privacy and amenity, and are acceptable. Neighbouring properties to the east will face the door and sidelight, but considering their use and proximity, are not unduly harmful.

Part M of the Arun Design Guide states that extensions should not negatively impact, and instead 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 respectful to the privacy of neighbouring amenity and results in little overlooking, overbearing and overshadowing. It is in accord with Arun Design Guide.

The development is in accordance with D DM1 and D DM4 of the Arun Local Plan and the Arun Design Guide, and results in no adverse impact on residential amenity.

TREES

There are trees situated at the rear of the neighbouring gardens to the south, which overhang the public footpath and the edge of the property. The proposal is not considered to cause harm to these trees.

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.

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, Block Plan, and Proposed Floors Plans and Elevations Sheet 1
- Existing Floor Plans and Elevations, and Existing and Proposed Roof Plan Sheet 2

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.