

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

REF NO: AW/110/22/HH

LOCATION: 7 St Richards Way
Aldwick
PO21 3BD

PROPOSAL: Erection of single storey front porch and first floor side/rear extension along with new cladding to first floor.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The proposal seeks to construct a front porch and a first floor side extension with cladding.

RELEVANT SITE HISTORY

AW/258/21/HH	Installation of driveway and extension to drop kerb	ApproveConditionally 21-09-21
AW/76/17/HH	First floor extension to side and rear, front porch extension and new cladding to the first floor walls of the existing house	ApproveConditionally 19-05-17

REPRESENTATIONS

Aldwick Parish Council provided no objection.

No representation was 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)

DSP1 D SP1 Design

PLANNING POLICY GUIDANCE:

NPPF National Planning Policy Framework
NPPG National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13 Arun District Design Guide (SPD) January 2021
SPD10 Aldwick Parish Design Statement

CONCLUSIONS

PRINCIPLE

The key policies considered are D DM1 and D DM4 of the Arun Local Plan and the Arun Design Guide.

Aldwick does not have a made Neighbourhood Plan although does have a Village Statement with the property located within Area 9.

The application was previously approved in 2017.

DESIGN AND VISUAL AMENITY

The property is a detached two storey dwelling with attached pitched roof garage. The proposal seeks a first floor extension sited above the garage and runs along the full side elevation. This will be visible from the street scene.

The extension is set slightly below the ridge height of the main dwelling and set back from the principal elevation and as such is subservient to the host property and well-integrated.

Materials will feature grey cladding to the first floor. Cladding is not common in the area, but its use will not result in the dwelling appearing significantly out of character and is acceptable. Surrounding properties are varied in style and design.

A front porch is proposed which will feature 2 posts and is open to the sides allowing views through to the front of the dwelling. It is modest in scale with a depth of 1.1m. The dwelling sits at a slight angle to the street scene although the porch will not appear unduly dominant or extend beyond the established development line.

The Arun Design Guide states ' Front extensions should generally be no deeper than 1.5 metres and should not be the full width of the building'. 'Side extensions should in most cases be set back from the front of the house in order to play a subservient role', ' Set down from the existing roof ridge height by a minimum of 0.5 metres'. 'Avoids a terracing effect by setting side extensions by keeping this 1 metre from side boundaries at ground floor and 2 metres above'. The proposal complies in part as it does not retain 2m at first floor level to the side boundary.

Due to the scale and design of the development proposed, it will not result in adverse harm upon the character or appearance of the area in accordance with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The front porch is modest in design and scale and would not result in harm upon neighbouring amenity.

The dwelling is further forward than No.9 to the north, although the development would not intersect a 45-degree angle when looking from the front facing windows. The property at No.9 has a side facing dormer located in close proximity, fronting the first-floor extension. However, the proposed would not result in significant impact upon this window due to its position with the first floor extending in line with the rear building line of the host dwelling which does not extend across the dormer window. It will have some impact upon its view at a 45-degree angle however the dormer window is obscured and serves a hallway, and this would therefore not be significant.

The extension would not be visible from the neighbour at No.5.

There will be a one additional rear facing window at first-floor level which will overlook the garden of the host dwelling. This may have views towards the side facing dormer although serves a bathroom and will be conditioned to remain obscured glazed. No first floor side facing windows are proposed.

The proposal will not adversely harm upon neighbouring amenity by way of overbearing, overshadowing, or overlooking in compliance with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The development accords with relevant 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.

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, Site and Proposed Floor and Elevation Plans - DPA-01 Rev 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 The first floor window on the western elevation of the building shall at all times be glazed with obscured glass and only openable at a high level, at least 1.7m above finished floor level.

Reasons In the interests of the amenities of the occupants of nearby properties in accordance with policies D DM1 of the Arun District Local Plan.

- 4 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.