

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

REF NO: AW/110/25/HH

LOCATION: Orchard Cottage
Cypress Way
Aldwick
PO21 4DF

PROPOSAL: Two storey side extension, single storey front extension, removal of existing porch and erection of single front extension, replacement front boundary detail and pitched tiled roof over existing detached garage.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

RELEVANT SITE HISTORY

AW/260/00/	Extension to form garden room and two bedrooms	ApproveConditionally 11-01-01
AW/173/91	Installation of two carports.	ApproveConditionally 18-11-91

REPRESENTATIONS

Aldwick Parish Council - No objection.

No representations were received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

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)
ENVDM4	ENV DM4 Protection of trees

PLANNING POLICY GUIDANCE:

NPPF National Planning Policy Framework
NPPG National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13 Arun District Design Guide (SPD) January 2021

CONCLUSIONS**DESIGN AND VISUAL AMENITY**

The site is a two storey detached house with existing single storey extensions and a detached garage to the front of the property. This application seeks permission for side and front extensions, changes to the roof of the garage and a front boundary fence. The proposed side extension extends 3m to the east of the property. The extension is two storeys high and will match the existing roofline of this section of the dwelling. The extension alters the massing of the building, and is not visually subservient to the existing dwelling. However, the extension is well integrated, with a pitched roof reflecting the existing character of the host dwelling. As such, the side extension would not result in harm to the character or visual amenity of the property or wider area, in accordance with policy D DM1 of the Arun Local Plan. The walls will be finished with colourwash render and tile hanging, and the roof with tiles to match the existing.

The single storey front porch extension, which will replace the existing porch extends an additional 1.6m and infills the area between the porch extension and the existing games room. The porch extension has a crown roof, and is modest in size. The alteration will have a minimal impact on the appearance of the dwelling, and is acceptable in accordance with policies D DM1 and D DM4 of the Arun Local Plan. The larger front extension extends alongside the western boundary and projects a maximum of 12.8m from the front of the property. The extension comprises a car barn, with a narrow link to the main house, which will contain a workshop. The car barn is 5.7m wide and has a pitched roof with a maximum height of 5m. The extension is a significant addition which be visible from the street and conflicts with the Arun Design Guide, which states that front extensions should not be more than 1.5m in depth. However, the car barn would be located alongside the proposed position of a car port belonging to the neighbouring property, which was approved under AW/156/24/HH and it is noted that there is no uniform building line along the street scene. There are various examples of ancillary buildings and extensions located to the front of properties along the street, and the front extension will not appear out of character in this instance.

The proposal includes changing the flat roof on the existing detached garage to a pitched roof. The roof will have a ridge height of 5.2m, where the existing roof is 3.2m high. The change will be visible and would increase the prominence of the garage within the street scene. However, given that the garage is already in situ, and there are various ancillary buildings and projections to the front of properties on the street, this will not harm the character of the area. Cladding is proposed on the gable ends of the structure. The use of a small quantity of this material is a minor alteration and acceptable in accordance with policy D DM1 of the Arun Local Plan.

The proposed replacement boundary treatment will be a 1.5m fence, with gates on brick piers. Boundary treatments along the street are varied, with some open frontages and some more substantial boundary treatments including fences, walls and gates. Although the boundary treatment will have an impact on the street and the appearance of the property, given the variety of boundary treatments and that the height of the fence proposed is not excessive, the proposals are acceptable in accordance with policy D DM1 of the Arun Local Plan.

Although there is partial conflict with Part M of the Arun Design Guide and policy D DM4 of the Arun Local Plan, overall, the development would not compromise or detract from the character of the property or wider area. The development complies with policy D DM1 and partially complies with policy D DM4 of the Arun Local Plan.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed side extension projects towards the property to the east. Although the extension has two storeys, there would remain a minimum distance of 3.4m to the boundary, and the extension will not result in overbearing or overshadowing effects. The fenestration proposed as part of the side extension will not result in unacceptable overlooking effects as it would be sited to the front and rear, and would not have a significantly different outlook to the existing first floor fenestration. The proposed replacement porch is located to the centre of the front of the property, and will not impact neighbouring properties given the spacing maintained between the porch and neighbouring properties. The proposed front projection, including the car barn and workshop extends alongside the western boundary. The link section of the extension is approx. 3.5m high, and the car port is approx. 5m high. The maximum height of the extension will be positioned adjacent to the neighbouring driveway to the west, and will not result in overbearing or overshadowing impacts, given that the neighbouring property is set in from the shared boundary with the application site. The windows serving the workshop and link face towards the main property and will not result in any overlooking. Given the spacing maintained between the proposed extension and the neighbour to the east, this element would not result in any harm to the neighbour to the east.

The detached garage is situated away from neighbouring properties and the changes to the roof and materials will not result in adverse impacts. The front boundary fence will also have no impact on neighbouring residential amenity.

The proposals would not result in unacceptable impacts on neighbouring residential amenity in accordance with policies D DM1 and D DM4 of the Arun Local Plan.

TREES

There are trees protected by Tree Preservation Orders within the curtilage of the property, however these are situated to the rear of the property and will not be affected by the proposed development. The application form and ground floor plan state that a macrocarpa to the east of the property is to be removed as part of the development. It appears that this tree is no longer in situ on the site.

The proposals will not result in unacceptable impacts to protected trees in accordance with Arun Local Plan Policy ENV DM4.

SUMMARY

The development is in accordance 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

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 and site plan and proposed ground floor plan - sheet 1 of 9
- Proposed first floor plan - sheet 2 of 9
- Proposed elevations - sheet 3 of 9
- Proposed boundary plan - sheet 4 of 9
- Proposed garage plan and elevations - sheet 5 of 9

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policy D DM1.

- 3 The materials and finishes of the external walls of the front and side extensions hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with Arun Local Plan policies D DM1 and D DM4.

- 4 Based on the information available, this permission is exempt from the requirement to provide a biodiversity gain plan under Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990. The following exemption applies:

This planning permission is for development which is a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Reason: In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).

- 5 **INFORMATIVE:** Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). 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.