

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

REF NO: AW/113/22/HH

LOCATION: 11 Rucrofts
Aldwick
PO21 3SL

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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REPRESENTATIONS

Aldwick Parish Council - No Objection.

No representation received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

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
SPD13	Arun District Design Guide (SPD) January 2021

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 11 (Aldwick Fields).

DESIGN AND VISUAL AMENITY

The proposal is situated to the side of the property, and will not be visible from the street scene.

The proposal will be single storey, and of a modest size, projecting 4.45m from the side elevation with a width of approximately 8.4m. It will have a flat roof, which although differing to the pitched roof of the host dwelling, will not appear unduly out of place and is acceptable. It will integrate well with the existing, and have minimal impact on the visual appearance and character of the property. Being to the side, the proposal will not be visible from the street scene, and will only be partially visible from the wooded area to the side of the property. It will have no impact on the composition or appearance of the street, and is acceptable. Its design is in keeping with the character of the property, and the locality, and will have minimal harm on visual amenity.

The extension appears subservient to the design of the host and is well integrated. It uses materials matching the existing, ensuring there is minimal intrusion on the visual appearance of the property. The proposal is appropriate in terms of scale and massing, and does 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.

The Arun Design Guide states 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 in accord with this.

The proposal 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

The proposal will be single storey and have a flat roof at a height of approximately 3.1m. This roof will include a roof lantern which protrudes slightly above at a height of 3.53m, and will have no impact on residential amenity. The proposal itself will retain approximately 21.6m from the southern (rear) boundary, 2m from the west, and 17m from the north. These distances are in accord with D DM4 of the Arun Local Plan and are acceptable. The property itself is at the end of a row of properties, with the proposal located next to the boundaries not shared with any neighbours. Therefore, it will result in no overbearing or overshadowing of neighbouring properties, and will have no harm on residential amenity.

In addition to the roof lantern, the proposal will also feature a set of doors to the south elevation, window to the west, and a window and door to the north. As the closest boundaries to the proposal are not shared with any neighbouring properties, none of these features will result in any overlooking, as instead they face parts of the garden. They pose no risk of harm to residential privacy or amenity and are acceptable.

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
- Block Plan 21/12/95/01
- Proposed Floor Plans, Roof Plan 21/12/95/02
- Proposed Elevations, Section 21/12/95/03

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.