

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

REF NO: AW/114/19/HH

LOCATION: 20 Tangmere Gardens
Aldwick

PROPOSAL: Two storey side extension and single storey rear extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a first floor to an existing car port and to construct a single storey rear extension.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Aldwick Parish Council

Aldwick Parish Council provided no objection

1 letter of objection from a nearby occupier.

- It would cause disruption , noise and annoyance during the build.
- Significant light would be lost from the side window.
- It would overshadow our property.
- It will obscure our view.
- The proposal is oversized for the plot.
- it would create a terraced feel.

CONSULTATIONS

Engineers (Drainage)

CONSULTATION RESPONSES RECEIVED:

Engineers(Drainage) - Request standard condition relating to the surface water drainage.

Comment noted. However, it is considered in this case that given the extent of the development proposed and that similar extensions could be constructed under permitted development that this condition is considered unnecessary with minimal increase in footprint.

POLICY CONTEXT

Designation applicable to site:

Built up area boundary

DEVELOPMENT PLAN POLICES

[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)
SDSP2	SD SP2 Built-up Area Boundary
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
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CONCLUSIONS**PRINCIPLE**

The proposed development is situated within the built up area boundary where the principle of development 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 however does have a Parish Design Statement with the property located within Area 5.

DESIGN AND VISUAL AMENITY

The proposal will construct a rear extension and a first floor above an existing car port. This part of the development is therefore visible from the street scene.

The extension will be sited behind the principal elevation of the dwelling retaining approximately 11m to the front boundary of the property. The materials will match that of the host dwelling and the addition is considered to appear well integrated with the host dwelling. The neighbouring property at No.18 has an extension similar to that proposed however the proposal seeks a pitched roof. Whilst this adds bulk the development is not considered out of character with the area. The eaves will match that of the host dwelling with the height situated around 0.6m below that of the ridge height.

As a result of the siting and design 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 proposal will create a first floor to existing side car port increasing the height by around 3.8m. This will have width to match the existing at 2.75m. To the neighbouring south west elevation there are 2 windows and as a result of the first floor this may give rise to loss of light. However due to the depth of the extension it is not considered that it would extend beyond both windows and will therefore likely only impact the side window furthest to rear and as this serves a bathroom any impacts are not considered significant in which refusal is justified. 2.75m is also retained to the side elevation of the neighbouring property which is an acceptable distance at first floor.

There will be a window to the front and rear of the first floor addition with no direct views into neighbouring properties they are not considered to give rise to adverse overlooking.

There is an existing conservatory to the rear which will be replaced with a rear extension with a maximum depth of 3m. This will have a height of 2.8m to eaves and 3.35m max height with roof lantern.

The extension does not extend beyond that of the neighbouring dwelling to the south east where there is an extension similar to that which is proposed. To the north east there is sufficient boundary fencing and with the extension at a modest depth and singles storey it is not considered to give rise to any adverse impacts upon the neighbouring amenity at No.22.

The proposal is not deemed to adversely impact upon neighbouring amenity by way of overshadowing, overlooking or overbearing and accord with DDM1 and DDM4 of the Arun Local Plan.

PARKING

Whilst the car port will be infilled there is sufficient space retained for parking for approximately 2 cars on the driveway and the loss of the car port is not deemed to give rise to any issues upon parking or highway in the area

SUMMARY

The proposed development is deemed to accord with the relevant development 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 and Block Plan - 181222/PO3
 - Elevations and Sections - 181222/PO2
 - Floor Plans - 181222/PO1

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 The materials and finishes of the external walls and roof of the building hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policies DDM1 of the Arun 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.