

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

REF NO: AW/114/22/HH

LOCATION: 11 Hughes Close
Aldwick
PO21 5RU

PROPOSAL: Erection of single storey side and rear extension including linking garage to the house.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION This application seeks to construct a single storey side extensions and rear extension, including linking garage to the house.

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 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 15 (West Meads).

DESIGN AND VISUAL AMENITY

The proposal will be situated to the side and rear of the property, with the side aspect visible from the wider area.

The proposal will consist of two single storey extensions, one to the side and other to the rear. The side extension will include the enlargement of the detached garage, linking it to the main dwelling, and construction of a small extension to the rear of this garage. The enlarged garage will measure 3.85m deep and 6.5m wide, with the smaller side extension measuring approximately 2.46m deep and 2.98m wide. The garage aspect will have a flat roof, matching the height of the existing garage, and mirroring the style of the attached neighbouring garage to the south. The other extension will have a gable roof, smaller in height but matching the pitch and design of the host dwelling. Both will integrate sympathetically with the existing and have no adverse harm on the visual appearance or character of the property, retaining the established design style of the dwelling.

The rear extension will project 4.3m from the rear wall, with a width of 4.2m. It is a modest size and will have a flat roof similar to that of the garage. This differs to the gable roof of the host but will not appear unduly out of place and is acceptable. It is in keeping with the character of the property and will have minimal impact on its visual appearance and amenity.

The side extension is the only part of the proposal which will be visible from the street. Despite being visible, the enlargement of the garage is the only part of the side extension that can be viewed from the front, and as such the impact on the street will be minimal. It will have little harm on the composition and appearance of the street, in that the principal elevation will not look significantly different to the existing and remains in keeping with the character of the area.

The proposal appears subservient to the design of the dwelling and is well integrated. It will use materials matching the existing, ensuring minimal intrusion on visual amenity. Both extensions are appropriate in terms of scale and massing and will not unduly obtrude or dominate the host 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 is in keeping with the character of the locality and is in accord with the 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. As for rear extensions, schemes should exploit opportunities for innovative and contemporary design where appropriate. 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 extensions will be single storey and incorporate flat and gable roofs. The rear extension will have a flat roof, measuring approximately 3.03m high. It will include a roof lantern which will protrude higher at a height of 3.6m, and of which will have no adverse impact on residential amenity. The side extension will include a flat roof and gable roof. The flat roof will match up with the existing and neighbouring garage, at approximately 2.35m high. The gable roof will be 3.93m high, and 2.52m at the eaves. The proposal will retain a minimum of 1.4m to the north boundary, 12.2m to the east (rear), and 1.2m to the south. These accord with D DM4 of the Local Plan, and are acceptable, posing no risk of adverse harm to residential amenity. Neither extension conflicts the 45 or 60-degree rules, and there will be no resulting unacceptable overbearing or overshadowing of neighbouring properties to either side.

In addition to the roof lantern, the rear extension features a single door to the north elevation, window to the east, and French doors to the south. None of these features will result in adverse overlooking of neighbouring properties, with the majority facing the garden. They will not be unduly harmful to residential privacy or amenity and are acceptable. The side extension includes a new garage door to the west (front) elevation, and a single door and window to the east elevations. The garage door will face towards the street and result in no overlooking of neighbouring properties. The features to the east will overlook the garden and pose no risk of harm to residential privacy or amenity.

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 proposal will not result in any adverse overlooking, overbearing, or overshadowing of neighbouring properties, and is in accord with D DM1 and D DM4 of the Arun Local Plan, and the Arun Design Guide.

PARKING

The proposal will include the enlargement of an existing detached garage. At present, this garage is too small to provide a parking space, however the proposed will provide enough space for parking a vehicle. The development will therefore provide one more parking space for the property, and as a result have no negative impact on highways.

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:

- Proposed Floor Plan, Elevations and Location Plan P01
- Proposed Roof Plan, Elevations and Block Plan P02

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.