

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

REF NO: AW/116/22/HH

LOCATION: 6 The Ridings
Aldwick
PO21 4HP

PROPOSAL: Erection of first floor rear extension and alterations to fenestration/openings. (This application may affect the character and appearance of the Aldwick Bay Conservation Area).

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION This application seeks to construct a first floor rear extension, with alterations to fenestrations and openings.

RELEVANT SITE HISTORY

AW/37/95	Single storey domestic extension to rear of property (Resubmission following AW/30/94)	ApproveConditionally 24-04-95
AW/30/94	Erection of extension over playroom at first floor level and extension over sun lounge at first floor level	Refused 13-07-94
BR/28/62	New Porch To The Front Property	Approve 12-03-62
BR/557/73	Conversion Of Garage To Play- Room And New Utility Room	ApproveConditionally 24-07-73

REPRESENTATIONS

Aldwick Parish Council - No Objection.

No representation received from nearby occupiers.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

Tree Officer - No Response

Conservation Officer - No Response

POLICY CONTEXT

Built Up Area Boundary

TPO

Conservation Area

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
HERDM3	HER DM3 Conservation Areas

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, D DM4 and HER DM3 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, of which is relevant. The property is in Area 1 (Aldwick Bay Estate).

DESIGN AND VISUAL AMENITY

The proposal is to the rear of the property and will not be readily visible from the wider area.

The first floor extension will be constructed on the existing balcony, and will project a maximum of approximately 2.67m from the south elevation. As it replaces the balcony, there will be no change to the footprint of the property. It will have a combined hipped and flat roof, which although differing slightly to the main roof, follows a similar pitch and style and will not appear out of place. The extension is in keeping with the character of the property, and integrates well with the existing, posing minimal impact on its visual appearance. Although to the rear, there are points on the street scene where the extension will be visible, primarily being from the west. This visibility is not significant however and will have very

little impact on the composition or appearance of the street scene. It will not appear unduly obtrusive within its context, given its modest scale, and is in keeping with the character of the locality.

The proposal appears subservient to the dwelling and is well integrated. It will use materials matching the existing, ensuring there is minimal intrusion on the visual appearance of the property. It integrates sympathetically with the existing, with minimal harm on the character of the property, and the locality. Aldwick Design Statement states that proposals in the Aldwick Bay Estate should sympathetically relate to and be visually integrated with the existing building in siting, design, form, scale, and materials. There should be strict control over any roof development likely to be particularly intrusive by virtue of proximity to neighbouring dwellings, and any roof re-design should be sympathetic and in keeping with the character of existing properties. The proposal is in accord with this.

Part M of the Arun Design Guide states rear extensions should respond to the distinctive characteristics of the building and surrounding area, preserve external garden amenity space and exploit opportunities for innovative and contemporary design where appropriate. This proposal complies with this.

The development 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 extension will be on the first floor and have a combined hipped and flat roof at a height of approximately 6.65m, and 5.45m at the eaves. This roof will include two rooflights, both in the flat roof, of which will have no impact on residential amenity. The proposal will retain approximately 10m to the south boundary, and 18m to the west. These distances accord with D DM4 and will result in little overbearing or overshadowing of neighbouring properties. It does not conflict any 45 and 60 degree lines from neighbouring properties, and is in accord with the Arun Design Guide. Although located on the first floor, the extension poses minimal harm to residential amenity and retains a sufficient distance from any neighbouring properties.

The proposal will include the installation of a window, sliding doors with sidelights and Juliet balcony to the south elevation, sliding door and windows to the west, and a small window to the east. The features on the west and east elevations primarily replace existing windows or doors and pose minimal risk of harm to residential amenity. This is due to their location mainly being on the ground floor and overlooking either the garden or driveway of the property. There will be a new window on the first floor of the west elevation, but this will not directly overlook any neighbouring properties and is acceptable. The window, sliding doors and Juliet balcony on the first floor of the south elevation will face towards No.5, and pose some risk of harm to this properties amenity. However, as the extension is located on an existing balcony, the views from these proposed features have been previously possible, and as such there will be no increased impact on neighbouring privacy or amenity. In addition, the features will overlook the rear garden of No.5, as opposed to the property itself. Therefore, any impact on resident amenity will be minimal and acceptable.

Part M of the Arun Design Guide states that 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.

HERITAGE ASSETS

The site falls within the Aldwick Bay Conservation Area.

Para 194 of the NPPF requires the LPA to identify the significance of the heritage asset affected by a proposed development. The heritage assets in this case are of some significance.

Para 195 requires the LPA consider the significance of the impact upon that heritage asset. The proposal has limited impact on the significance of the heritage assets and is an acceptable development. Being located to the rear, the extension will not be clearly visible from the street scene and will have minimal harm on the conservation area. The materials proposed will match the existing, and as such will help to ensure there is no harm to the character and heritage of the area.

The development will cause no harm to the significance of the asset and will preserve the appearance of the Conservation Area in accordance with HER DM3 of the Arun Local Plan.

SUMMARY

The proposed development accords with development plan policies and is recommended for approval subject to the following conditions and informatives.

HUMAN RIGHTS ACT

iThe 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:

- Block and Location Plan 21095-PL-001
- Proposed Ground Floor Plan 21095-PL-003A
- Proposed First Floor Plan 21095-PL-005
- Proposed Elevations 21095-PL-006,007,008,009

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.