

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

REF NO: AW/122/21/HH

LOCATION: 82 The Fairway
Aldwick
PO21 4EX

PROPOSAL: Single storey side extension. This application affects the character and appearance of the Aldwick Bay Conservation area.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a single storey side/rear extension. The site is within the Aldwick Bay Conservation Area.

RELEVANT SITE HISTORY

AW/124/17/TC	Fell 1 No. Purple Plum tree within the Aldwick Bay Conservation Area.	No Objection 25-05-17
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REPRESENTATIONS

Aldwick Parish Council - No Objection.

No representation received from nearby occupiers.

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

None

POLICY CONTEXT

Built-Up Area Boundary
Tree Preservation Order
Conservation Area
2km Buffer for Site of Special Scientific Interest
Pagham Harbour Zone B

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

DDM1 D DM1 Aspects of form and design quality

REPORT_1011(ODB)

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
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CONCLUSIONS**PRINCIPLE**

The key policies considered are D DM1 and D DM4 of the Arun Local Plan.

Aldwick does not have a made Neighbourhood Plan but does have a Parish Design Statement with the property located within Area 1.

DESIGN AND VISUAL AMENITY

The dwelling is a two storey detached dwelling located to north of The Fairway. The property is constructed of brick with a pitched thatched roof. The property has a flat roofed attached utility room and brick outhouse to north east corner of dwelling. There is garden to rear (north) and driveway to front (south). The site is in the Aldwick Bay Conservation Area. The neighbouring properties are number 83 The Fairway to east and number 81 to the west. The boundary treatment is wooden panelled fencing. The surrounding area is residential in character and contains properties of similar design.

The proposals are for a single storey side/rear extension for a shower room. The extension will be on the north east corner of existing rear principal elevation of dwelling. The proposal will extend from the single storey utility room and use part of the existing brick shed wall to form the elevation. Due to the siting at the rear, it will not be visible from street scene or wider area so will not adversely impact the street scene or character of area so will comply with policy D DM4 of the Arun Local Plan.

The extension will have a width of approximately 3.70m and depth of approximately 2.90m. The height to flat roof will be approximately 2.60m. Due to the design of flat roof it will join up to same height as the existing utility room and being at single storey it is visually subservient to property. The extension will extend into the garden by around 2.90m however there is still around 10.9m remaining to rear boundary so is acceptable. The proposal will have a small window on north elevation facing the garden to rear and a new door on the western elevation of extension facing the garden to west.

Arun recently adopted a Design Guide. It states that development should be subservient to the main dwelling and this complies in terms of size and scale.

The proposed materials will match existing dwelling and will consist of walls of brick and block, painted white and a felt flat roof so comply with policy D DM 1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The extension will have a width of approximately 3.70m and depth of approximately 2.90m. The height to flat roof will be approximately 2.60m. Due to the siting of extension being within 1m of the eastern boundary there is slight increased risk to overshadowing to garden of neighbouring property at 83 The Fairway to east. However due to the extension sited behind the building line to east and being at single

storey there is no adverse harm to overshadowing or overbearing effect to neighbouring property to east.

Due to the siting of the window in north elevation of extension there is some risk to increased effects of overlooking to neighbouring properties to north however due to large gap of 10.9m remaining to rear boundary and existing boundary fence there is no harm to overlooking to properties to north.

The new door in the west elevation of the extension increases slight risk of overlooking to properties to west however due to large gap of 15.31m remaining to west boundary and location of boundary fence there is no harm to overlooking to neighbouring property to west.

Due to the design and siting of the development, the extension is acceptable because it does not give rise to adverse harm upon neighbouring amenity and accords with D DM1 and D DM4 of the Arun Local Plan.

IMPACT ON CONSERVATION AREA

The proposal is in the Aldwick Bay Conservation Area. Due to the siting of the extension at the rear it will be not be visible from the street scene so has no adverse impact on Conservation Area. The materials are brick/block walls painted white and flat felt roof to match property and are appropriate to surrounding are so does not give harm and complies with Policy HER DM3 of the Arun Local Plan.

Para 190 of the NPPF 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 due to its siting at rear of property so does not harm the Conservation Area.

Under Para 196 of the NPPF the development will lead to no harm to the Conservation Area due to its size, design and restricted views from street scene.

SUMMARY

The development is deemed to accord with relevant development plan policies 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:
- Block Plan
 - Elevation 1
 - Elevations Existing / Proposed
 - Existing Floor Plan
 - Existing and Proposed Floor Plan

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 and D DM4 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.