

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

REF NO: AW/123/26/HH

LOCATION: 63 Carlton Avenue
 Aldwick
 PO21 3LP

PROPOSAL: Single storey rear and side extension to domestic dwelling. Demolition of flat roof
 rear extensions and garage plus lean-to roof lights.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks permission for a wraparound single-storey rear and side extensions. The proposal includes rooflights in roof slopes associated with the extensions.

 The application is reported to Planning Committee as the applicant's agent is an Arun District Council employee.

RELEVANT SITE HISTORY

BR/454/73	One Bedroom One Bathroom Garage & Car Port	ApproveConditionally 03-07-73
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REPRESENTATIONS

Aldwick Parish Council - No comments to make.

No representations were received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built-Up Area Boundary.
Within an area with potentially high ground water.
Pagham Harbour Zone B.
2km Buffer for Site of Special Scientific Interest.

DEVELOPMENT PLAN POLICIES

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

DDM1 D DM1 Aspects of form and design quality

DDM4 D DM4 Extensions and alter to exist builds (res and non-res)

PLANNING POLICY GUIDANCE:

NPPF National Planning Policy Framework
NPPG National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD11 Arun Parking Standards 2020
SPD13 Arun District Design Guide (SPD) January 2021

CONCLUSIONS

DESIGN AND VISUAL AMENITY

The site is a detached bungalow. Permission is sought to demolish the rear extension and garage and their replacement with a single-storey rear and side extension incorporating rooflights.

The rear extension would partly occupy the footprint of existing rear extensions. Together with the side extension, it would form a wraparound addition. The rear extension measures approximately 4.6m in depth, adjoining the proposed side extension resulting in an approximate width of 12.4m. The extension would be constructed in facing brickwork with pitched roof with a maximum ridge height of approximately 6.9m and an eaves height of approximately 2.5m.

Fenestration comprises a casement window, two sets of bi-fold doors opening onto the rear garden, and a high-level horizontal window within the northern side elevation. 4 rooflights are proposed.

Materials consist of facing brickwork. Whilst this does not match the existing pebble-dash render finish and is not wholly consistent with the guidance contained in the Arun Design Guide (ADG), brick is a traditional and established building material in Carlton Avenue and is present on a number of surrounding properties. In this context, the materials are acceptable.

Although the rear extension exceeds ADG guidance, which advises that single-storey rear extensions should not exceed a depth of 3.3m, it would have limited visibility from the public realm. Although substantial in scale, it replaces rear projections of a comparable footprint. It appears as a sympathetic and well-integrated part of the dwelling and would not harm the character or appearance of the dwelling or surrounding area in accordance with Arun Local Plan (ALP) policy D DM4 (a).

The side extension measures approximately 6.2m in width and 7.6m in depth and would adjoin the rear extension along the northern flank of the dwelling. It has a pitched roof with a maximum height of approximately 6.9m and an eaves height of approximately 2.5m.

The front elevation of the side extension contains a casement window and garage door. Additional openings in the northern elevation include two high-level horizontal windows. A further opening serves the rear extension along with 3 rooflights.

The side extension would be visible in the street scene and set back approximately 7.2m from the principal elevation, exceeding the ADG recommendation of a setback between 1m and 1.5m. Due to the new roof form, it would not be set down by 0.5m from the existing ridge height, contrary to ADG guidance. The extension would not appear subservient and increases its bulk and massing.

The roof form represents an improvement over existing flat-roofed additions and would preserve the appearance of the bungalow. The street scene is characterised by a variety of dwelling types, roof forms and building heights, and the increased scale would not appear incongruous within this context. Accordingly, the proposal would be acceptable and in accordance with ALP policy D DM1.

The proposal would not result in demonstrable harm to the character or appearance of the dwelling, street scene or wider area, and would be in accordance with ALP policies D DM1 and D DM4, apart from subservience.

RESIDENTIAL AMENITY

The side extension would be set in approximately 1.1m from the northern boundary. Given the separation distance and the relationship with neighbouring properties to the north, where rear gardens face the site, the development would not result in unacceptable overbearing impacts or loss of light. To the south, the development would be screened by the existing dwelling and would not give rise to any residential amenity impacts.

The extensions would be set in approximately 0.8m from the southern boundary. Whilst the proposal would increase the footprint and raise the ridge height by approximately 1.5m, the east-west roof orientation would assist in reducing potential impacts on neighbours. Given sufficient separation distances and site context, the proposal would not result in unacceptable overbearing or overshadowing.

The extensions would not breach the 45-degree splay line taken from the nearest ground-floor habitable room windows serving neighbouring properties. The proposal would not unacceptably affect neighbours' access to light in accordance with the ADG.

Fenestration in the rear extension would predominantly face the rear garden and, due to being at ground-floor, would not result in overlooking or loss of privacy. Due to their position and angle, the rooflights would not afford direct views towards neighbouring properties. There are no residential properties immediately to the west, as the site adjoins a school.

Windows in the northern elevation would not result in harmful overlooking, given their ground-floor position and the relationship with neighbouring plots, which comprise rear garden areas rather than directly opposing habitable room windows.

The eastern elevation includes a new bedroom window and rooflights. These openings overlook the front garden and are separated from neighbouring properties by the highway, thereby limiting any opportunity for overlooking or loss of privacy. The garage door occupies a position broadly comparable to the existing arrangement and would not harm neighbouring amenity.

The southern elevation contains a new bedroom window and a high-level bathroom window. These openings would be in positions similar to the existing arrangement and, when considered alongside their ground-floor level and separation distances to neighbours, would not result in additional overlooking opportunities. As existing windows in this elevation are not obscure glazed, it would not be reasonable or necessary to require proposed windows to be obscure glazed by condition.

The development would not result in demonstrable harm to neighbouring amenity, in accordance with ALP policies D DM1 and D DM4.

PARKING

The proposal includes the demolition of the existing garage and its replacement with an integral garage as part of the proposed side extension. The replacement garage would measure approximately 3.5m in width and 7m in depth internally.

The garage would therefore exceed the minimum internal dimensions set out within the ADG of 3m by 6m. As such, the garage can be counted as a parking space for the purposes of parking provision. Accordingly, the proposal would not result in the loss of off-street parking and would comply with the requirements of the Arun Parking Standards.

SUMMARY

The development is in accordance with relevant 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 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 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 application based on the considerations set out in this report.

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 drawings:

- Plans and Elevations 001 rev A (including Location Plan)

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policies D DM1 and D DM4.

- 3 Based on the information available, this permission is exempt from the requirement to provide a biodiversity gain plan under Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990. The following exemption applies:

This planning permission is for development which is a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Reason: In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).

- 4 **INFORMATIVE:** Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). 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.