

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

REF NO: AW/124/19/HH

LOCATION: Hacienda
6 Arun Way
Aldwick
PO21 4HF

PROPOSAL: Proposed 2 storey side and rear extensions, including single storey front infill extension, new balcony to rear elevation. Front wall of driveway to be enlarged with replacement gates, gravel driveway to be replaced with resin bound gravel, and new rear wall to Southern boundary and new spa pool.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

The application seeks to construct a part first floor and two storey extension to both side elevations and a rear extension with a balcony above, front infill extension to existing annexe and garage.

The access to the driveway will be slightly enlarged with replacement gates and replacement of the gravel driveway. To the rear boundary a new wall will be constructed and a new spa pool.

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Aldwick Parish Council

Aldwick Parish Council have no objection to the application.

1 letter of objection received from a nearby occupier

- We own a triangle of land to the front of the properties, The drive should be widened to the right.
- The balcony will looking over our garden and patio and be detrimental to our privacy.

Aldwick Bay Estate provided no objection.

Comments noted. The plans were amended to ensure it was on land under ownership of the applicant.

CONSULTATIONS

Arboriculturist

Engineers (Drainage)

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:

Built up area boundary

Tree Preservation Order

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)
DSP1	D SP1 Design
SDSP2	SD SP2 Built-up Area Boundary
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
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CONCLUSIONS

PRINICPLE

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, DDM4 and HER DM3 of the Arun Local Plan.

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

DESIGN AND VISUAL AMENITY

The proposal is located to the front and rear of the property however due to the siting of the dwelling which is set back from the street scene the property is not readily visible.

The property has existing single storey additions to both sides of the dwelling and these will increase in height to form two storey extensions. The development appears subservient to the host dwelling with the roof set below that of the existing. The external materials will remain as render and therefore this helps to ensure the proposal is well integrated with the host dwelling.

There is an existing attached annexe/double garage to the front of the dwelling running along the northern elevation. This will be partially infilled by approximately 2.75m increasing the width to match that of the existing double garage. This retains the existing height and is not considered to appear overly dominant.

There will be alterations to the front entrance of the property. The wall piers forming the gate entrance will be widened to the western elevation with the installation of electric gates however the width of the drive will remain the same. The wall piers and gate are to be the same height as the existing and therefore will largely retain the existing appearance. The gates are located 17m from the road frontage

and therefore are set back from the street scene.

The proposal is not considered to adversely impact upon the spatial pattern or character of the area accord with DDM1 and DDM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

There are existing single storey additions to the side of the dwelling however these will form two storey and run the full depth of both side elevations at a width of approximately 3m and 2.2m. This will retain 0.7m to the west and 1m to the east boundary.

The host dwelling is situated slightly further north of the neighbouring property at No.5 and therefore whilst the two storey extends slightly beyond the rear of the dwelling it is not considered to give rise to any adverse overbearing impacts in which a refusal is justified with no windows to the side elevation. Due to the siting of the extension it is not considered to intersect a 45 degree line from the ground floor window of the single storey addition at the western boundary at No.5 and again not considered to result in any adverse overbearing impacts.

Due to the siting of the neighbouring property to the west which is positioned north of the host dwelling, the proposed development is not considered to impact upon neighbouring amenity by way of overbearing, overshadowing or overlooking.

To the rear there will be a single storey extension to a depth of 3m with a balcony above. The rear extension will have a height of 3.25m with an additional 1.15m forming the balcony. Due to the siting of the dwelling which is in front of that of neighbouring properties, the eastern elevation of the balcony may give rise to possible views over No.5 and therefore it will be conditioned that the balcony screening will be obscured to a height of 1.7m at this elevation. To the south and western aspect there are not considered to be any additional overlooking with no direct views into neighbouring properties and no properties located to the rear. The rear extension is not considered to give rise to adverse impacts within it of a modest depth. It is also noted an extension of 4m depth could be constructed in this location under permitted development.

At the rear boundary there will be replaced wall to a height of approximately 1.6m with a gate for access to the rear. The rear of the property fronts the beach and therefore the wall does not impact upon neighbouring amenity with 40m separation.

A new spa pool is also proposed. It is situated to the south eastern boundary and will be sunken into the ground and therefore with it at ground floor level any views from nearby occupiers will be limited. Due to its siting and scale it is not considered to give rise to any harm upon neighbouring amenity.

Whilst the proposal will alter the appearance of the dwelling, it is not considered to give rise to any adverse impacts upon neighbouring amenity by way overshadowing, overbearing or overlooking and accord with DDM1 and DDM4 of the Arun Local Plan.

The site lies opposite the Aldwick Bay Conservation Area but due to the siting and design of the proposal it is not considered to harm the setting of the heritage asset.

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
 - Site Plan - 02 Rev B
 - Location and Block Plan - 01 Rev A
 - Front Wall and Driveway - 09 Rev A
 - Proposed Ground Floor - 06 Rev A
 - Proposed Elevations - 07 Rev A
 - Proposed Elevations - 08 Rev A
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 balcony screening on the east elevation of the rear extension shall at all times be obscured glazed and to a height of 1.7m and retained in perpetuity.

Reasons: In the interests of the amenity of the neighbouring dwelling 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.