

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

REF NO: AW/132/18/HH

LOCATION: 4 The Lawn  
Aldwick  
PO21 4XJ

PROPOSAL: Single storey front extension & bow window to front.

|                              |
|------------------------------|
| <b>SITE AND SURROUNDINGS</b> |
|------------------------------|

|                            |                                                                                                                                                                                                                                                                                                                                                                                                |
|----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DESCRIPTION OF APPLICATION | As above The extension will project 2.7 m from the existing front elevation and will have a pitched roof presenting a gable end on to the road with a ridge height of 4.4 m and a height to the eaves of 2.4 m. It will be 6.75 m wide, just under half the width of the front elevation. It is also proposed to change the window picture window on the west front elevation to a bow window. |
| TOPOGRAPHY                 | Predominantly flat                                                                                                                                                                                                                                                                                                                                                                             |
| TREES                      | None of any significance affected by the proposed development.                                                                                                                                                                                                                                                                                                                                 |
| BOUNDARY TREATMENT         | Open frontage                                                                                                                                                                                                                                                                                                                                                                                  |
| SITE CHARACTERISTICS       | L shaped Bungalow with a flat frontage and projection to the rear set back c 10 m from the road. Gable ended roof aligned E-W with a ridge height of 4.7 m. Front garden laid to lawn with paved drive on the west side. Two existing windows on the east elevation.                                                                                                                           |
| CHARACTER OF LOCALITY      | Residential estate which in this road is all bungalows of fairly similar but not identical designs, some with flat frontages and some with gable projections with open plan front gardens.                                                                                                                                                                                                     |

|                              |
|------------------------------|
| <b>RELEVANT SITE HISTORY</b> |
|------------------------------|

noted

|                        |
|------------------------|
| <b>REPRESENTATIONS</b> |
|------------------------|

**REPRESENTATIONS RECEIVED:**

Aldwick Parish Council

No objection

but concern over impact on light to kitchen window of adjacent property.

5 letters of objection

reduction in front garden will have an adverse impact on green nature of the street scene; excessive size inappropriate in this location; loss of symmetry, loss of light to no 2's kitchen; access during the building

**COMMENTS ON REPRESENTATIONS RECEIVED:**

Noted

**CONSULTATION RESPONSES RECEIVED:**

None

**COMMENTS ON CONSULTATION RESPONSES:**

Comments noted

|                       |
|-----------------------|
| <b>POLICY CONTEXT</b> |
|-----------------------|

Within the built up area

**DEVELOPMENT PLAN POLICES**[Arun District Local Plan \(2003\):](#)

|       |                                              |
|-------|----------------------------------------------|
| GEN2  | Built-up Area Boundary                       |
| GEN7  | The Form of New Development                  |
| DEV19 | Extensions to existing residential buildings |

[Publication Version of the Local Plan \(October 2014\):](#)

|        |                                                |
|--------|------------------------------------------------|
| SD SP2 | Built -Up Area Boundary                        |
| D DM1  | Aspects of Form and Design Quality             |
| D DM4  | Extensions & Alterations to Existing Buildings |
| D SP1  | Design                                         |

**SUPPLEMENTARY POLICY GUIDANCE:**

|       |                                 |
|-------|---------------------------------|
| SPD10 | Aldwick Parish Design Statement |
|-------|---------------------------------|

|                          |
|--------------------------|
| <b>POLICY COMMENTARY</b> |
|--------------------------|

The Development Plan consists of the Arun District Local Plan 2003, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

A new local plan is in preparation and is a material consideration when determining Planning Applications. At this stage the Arun District Local Plan 2011-2031 (Publication Version) October 2014 and supporting documents were submitted for independent examination on 30 January 2015.

A number of Main Modifications to the Arun District Local Plan 2011-2031 (Publication Version) October 2014 were approved by the Council on 22nd March 2017 and consultation on these has taking place. The Main Modifications should be read alongside the Arun District Local Plan 2011-2031 (Publication Version) October 2014 and where there are changes the Main Modification. The examination was completed in September 2017.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

## The Neighbourhood Development Plan

Where applicable, Neighbourhood Development Plan's (more commonly known as a neighbourhood plan or NDP), once made by Arun District Council, will form part of the statutory local development plan for the relevant designated neighbourhood area. Whilst an NDP is under preparation it will afford little weight in the determination of planning applications. Its status will however gain more weight as a material consideration the closer it is towards it being made. Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation (Reg.14).

Made Plans in Arun District Council's Local Planning Authority Area are: Aldingbourne; Angmering; Arundel; Barnham & Eastergate; Bersted; Bognor Regis; Clymping; East Preston; Felpham; Ferring; Kingston; Littlehampton; Rustington; Walberton; Yapton.

Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation(Reg.14).

Aldwick has not made a Neighbourhood Plan but does have an adopted village design statement.

### **DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

### **OTHER MATERIAL CONSIDERATIONS**

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

### **CONCLUSIONS**

The site is within the built up area boundary where development is acceptable subject to compliance with other policies in the development plan. The extension is subservient in character at only 2 m deep, being less than half the width of the existing frontage and with a ridge height lower than the existing.

There will a large expanse of lawn remaining on the frontage thus retaining the open character of the estate. The gable projection will not look out of place as there are other bungalows of this design and appearance in the vicinity.

The projecting gable will not extend as far forward as the frontage of the adjacent property to the east and will be c 17 m distant from the projecting element on the bungalow to the west so there will be no impact on light and outlook of those properties. There will be some impact on light experienced to no 2

but the impact of this is not considered sufficient to warrant a refusal on grounds of amenity.

The bow window will not have any impact on visual amenity. No windows are proposed in the east elevation and the window on the west of the proposed extension and proposed bow window will result in no overlooking of any private area.

As such the proposal complies with policies GEN7 and DEV19 of the Arun District Local Plan and policies D SP1, D DM1 and D DM4 of the emerging Arun Local Plan 2011-2031.

## HUMAN RIGHTS ACT

### FOR APPROVAL

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: 1806/01, 1806.02, 1806.03.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policies GEN7 and DEV19 the Arun District Local Plan.

- 3 The materials and finishes of the external walls and roof of the extension hereby permitted

shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policies GEN7 and DEV19 of the Arun District 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.