

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

REF NO: AW/133/21/HH

LOCATION: 26 Christchurch Crescent
Aldwick
PO21 5SP

PROPOSAL: Single storey extension with pitched roof.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a single storey side extension with pitched roof.

RELEVANT SITE HISTORY

AW/270/18/DOC Approval of details reserved by condition imposed under DOC Approved
planning reference AW/61/17/PL relating to condition No. 14-12-18
3 (Schedule of materials & finishes to be used for
external walls and roofs), 4 (Landscaping scheme) & 5
(Screen walls and/or fences)

AW/61/17/PL New bungalow on land to the front. App Cond with S106
26-04-17

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
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
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:

SPD13	Arun District Design Guide (SPD) January 2021
SPD10	Aldwick Parish Design Statement

CONCLUSIONS

PRINCIPLE

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

Aldwick does not a made Neighbourhood Plan but does have a Parish Design Statement with the property located within Area 15.

DESIGN AND VISUAL AMENITY

The property is a semi detached single storey bungalow with attached single garage to the north of Christchurch Crescent. The dwelling is brick with a pitched tile roof. There is a conservatory to north elevation, a garden to rear (north) and a driveway to front (south). The boundary treatment is wooden panel fencing and hedging. The neighbouring properties are 28 Christchurch Crescent to west, 26a to south and number 24 to south east. The surrounding area is residential in character and has properties of similar design.

The proposal is for a single storey side extension to east of the property. The extension will be in line with principal rear elevation and part infill east elevation. There is 2.57m gap remaining along east elevation to front principal elevation of property. The design of the roof visually integrates with the roof of the dwelling. Due to the siting of extension it will not be readily visible from street scene however being at single storey and location of existing boundary fence to front (south) will restrict views from street scene and will not adversely impact character of surrounding area so will comply with policy D DM1 and D DM4 of the Arun Local Plan.

The proposals will have a width of 5.50m and a depth of 5.50m. There will be a new internal door from main dwelling to extension. There will be a new window on south elevation of extension facing driveway to south and bi-fold doors on the rear north elevation facing garden to north. There will be a small window on north elevation facing garden to rear (north) for the toilet area of extension. There is approximately 11.70m gap remaining to eastern side boundary and 11.43m gap remaining to northern boundary.

Arun recently adopted a Design Guide. It states development should be subservient to the dwelling and this complies in terms of scale and size. It also states that extensions should also in most cases be set down from the existing roof ridge height by a minimum of 0.5m so the extension will comply.

The materials will match existing dwelling and consist of red brown brick walls, brown concrete roof tiles, white PVCu windows and white PVCu doors so comply with policy D DM1 of Arun Local Plan.

Due to the siting and design of the extension it will not adversely harm the street scene or surrounding character of area so complies with policy D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The proposals will have a width of 5.50m and a depth of 5.50m. Due to the siting of extension on east side of property it will not increase harm to overshadowing, overbearing or overlooking effect to properties to west.

Due to positioning of extension set back from front boundary and location of boundary fence there is no harm to overshadowing or overbearing effects to number 26a to south. Whilst the window in the south elevation may increase risk of overlooking to neighbouring property (26a) to south the location of boundary fence and being at single storey will not cause adverse harm to overlooking to neighbouring properties to south.

Due to large gap of 11.70m remaining to east side boundary and neighbouring property number 8 set back there is no harm to overshadowing or overbearing effect to neighbouring property to east.

The bi-fold doors and small window in north elevation will increase slight risk of overlooking however large gap of 11.43m remaining to north boundary fence will restrict views to neighbouring properties to north and will comply.

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.

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:

Location Plan

Elevations 146/01

Floor Plans 146/02

Section AA 146/04

3D 146/03

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.