

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

REF NO: AW/134/22/HH

LOCATION: 40 Barrack Lane
Aldwick
PO21 4DB

PROPOSAL: Erection of part two storey, part single storey side extension, detached garage with side store and replacement front porch.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks a first floor side extension and a porch.
A detached garage is also proposed to the front elevation.

RELEVANT SITE HISTORY

AW/44/22/HH	Erection of single storey rear extension and replace conservatory flat roof.	ApproveConditionally 11-04-22
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REPRESENTATIONS

Aldwick Parish Council provided no objection.

No representation was received from nearby occupiers.

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

None.

POLICY CONTEXT

Built up area boundary
Pagham Harbour Zone B

DEVELOPMENT PLAN POLICIES

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

DDM1	D DM1 Aspects of form and design quality
DSP1	D SP1 Design
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)

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 are D DM1 and D DM4 of the Arun Local Plan and the Arun Design Guide.

Aldwick does not have a made Neighbourhood Plan but does have a Parish Design Statement with the property located within Area 3.

DESIGN AND VISUAL AMENITY

The dwelling is a detached two storey property. To the south-western side there is a flat roof element which runs along the full side of the property and a first floor is proposed above.

This is well integrated with the dwelling. The roof extends in line with the ridge of the main dwelling and features a pitched dormer to the front and rear which is sympathetic in design to the main property. Materials will consist of colourwash render to match that host dwelling.

A porch is proposed and will replace an existing one although the depth will increase to 2.5m. It adds some bulk to the front with a width of 3.5m although does not extend forward of the established development line.

A detached garage is proposed which will feature an open canopy area to serve as a side store. This will be to the front southeast corner of the site set back around 2.5m from the front boundary. This is slightly out of character although there is one other example of a garage sited in a similar position to No.36 and as such its location to the front boundary does not warrant refusal. There is tree planting along the boundary which restricts much of the view.

The Arun Design Guide states 'Extensions should respond to and complement the existing character and appearance of the building and wider townscape in terms of scale, massing, materials, openings, and roof form'. 'Positioning extensions below the roof ridge line of the existing property will also help to create visual subservience'. 'Extensions must not close important gaps in the street scene by leading to a terracing effect'. 'Keeping extensions at least 1 metre away from the side boundary of a plot at ground floor and 2 metres away at first floor'.

The proposal complies in part with the guide. The side extension is not set down below the ridge line which reduces its subservience to the host dwelling. It does not retain 2m at first floor level to the boundary although with space retained to the neighbouring side, it does not result in a terracing effect. The extension does however respond to the existing character and appearance of the building, with the materials and scale appropriate.

The proposal will not result in harm upon the appearance or character of the area in accordance with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The porch will not result in harm due to its position towards the front, centre of the dwelling.

The garage will have a maximum height of 4.4m with eaves to 2.35m. This retains 1m to the north-eastern boundary. As a result of the roof design, which is hipped and therefore slopes away from the boundary, and due to its location, set forward away from the front facing windows at No.38, it will not result in adverse harm. There is planting along the boundary to help screen views.

The extension will have a width of around 4.2m, situated above an existing ground floor addition and run the full length of the property meeting with the rear. The first-floor side extension will not result in adverse overbearing or overshadowing with no windows to the side elevation of the neighbouring property. The first-floor addition does not appear to extend beyond the rear two storey building line of No.42.

There are no first-floor side facing windows to the extension, although there will be additional front and rear facing window. The rear facing window will provide some additional views over the neighbouring garden when looking at a 45-degree angle although these are not direct into windows and are similar to that which are already achievable. The front facing window will have views over the large front garden and street scene.

Due to the design and siting of the development proposed, it will not result in adverse harm upon neighbouring amenity and accords with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The proposed development accords 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 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 and Block Plan - 01
 - Garage and Side Store Plans and Elevations - 12
 - Proposed Ground Floor Plan - 07
 - Proposed First Floor Plan - 08
 - Proposed South-East and South-West Elevation - 10
 - Proposed North-East and North-West Elevation - 11
 - Proposed Roof Plan - 09
Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 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.