

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

REF NO: AW/136/21/HH

LOCATION: 18 Lincoln Avenue
Aldwick
PO21 3EJ

PROPOSAL: Removal of rear conservatory & erection of single storey rear extension, removal of porch & erection of single storey front extension & loft conversion to form new first floor with rear dormer projection & alternation to roof to form gable end.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Aldwick Parish Council: No objection

No representation from nearby occupiers

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
2km Buffer for Site of Special Scientific Interest
Pagham Harbour Zone B
Within the Built Up Area Boundary
Tree Preservation Orders
Area of Special Control Adverts

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:

NPPDG	National Design Guide
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

CONCLUSIONS

PRINCIPLE

The key policies considered are D DM1 and D DM4 of the Arun Local Plan. Aldwick does not have a Neighbourhood however does have a Parish Design Statement with the property located within Area 4.

Policy D DM1 sets out 13 design aspects of which applications should be assessed against. These include: Character, Appearance, Impact, Innovation, Adaptability, Crime Prevention, Trees, Public realm, Layout, Public Art, Density and Scale.

Policy D DM4 sets out criteria for which applications relating to extensions and alterations of existing buildings must be assessed against. They generally seek to minimise the impact of the proposal on the character of the host dwelling, its neighbours and the locality.

DESIGN AND VISUAL AMENITY

The dormer and extensions outlined in this application will be located to the front and rear of the property. The front extension will be visible from the wider area. To the rear the dormer will have a cubic content (size) that means that it falls under the permitted development criteria where planning permission is not required.

The extension to the front has a maximum height of 2.75m and width of 3.7m, which can be seen at the front elevation at the west. The single storey rear extension has a maximum height of 3.41m and length of 6.35m which brings the total projection height to 5.92m and length to 12.27m. Due to the materials used being similar to the dwelling the extension is considered to appear subservient to, and well integrated with the dwelling.

The hip to gable roof results in the roof length being extended by 3.75m, which will be visible to the street scene. There are many example of a hip to gable roof in the local area and the design and use of similar materials will result in it being well integrated into the host dwelling.

The dormer at the rear of has a height of 2.6m, depth of 3m and length of 6.2m, the dormer sits 0.56m below the roof height of the dwelling. The rear dormer will sit protrude onto the gable end and will have one window which will look out to the rear. The design of this dormer and materials show that this proposal is subservient to the dwelling and well integrated. Materials consist of roof tiles and cedar boarding to match that of the dwelling allowing for integration with the dwelling reducing the impact on the character of the area and the spatial pattern.

As a result this proposal is not considered to result in an adverse appearance on the street scene, or result in a harmful impact upon the host dwelling, and as such, is deemed to be in accordance with D DM1, D DM4(a), (b) and (e) of the Arun Local Plan and J.01 of the Arun Design Guide which outlines that built form and character varies considerably throughout the Arun District. Also section M, referring to householder extensions. Extensions should respond to and complement the existing character and appearance of the building and wider townscape in terms of scale, massing. It is considered this is achieved, with the addition appearing well integrated and sympathetic in design to the dwelling.

RESIDENTIAL AMENITY

The single storey rear extension has a sufficient boundary to the east of 24.5m which leads to the rear of Elizabeth Close, therefore providing no harmful effects to the neighbouring properties. Due to the single storey nature of this extension there are no openings that will provide any harmful overlooking impacts onto neighbouring properties. Any potential for overlooking is no greater than that which could be

achieve under permitted development.

The rear dormer has a boundary of 24.5m to the east which is significant to provide no harmful effects of openings onto neighbouring properties. At the rear dormer there is one central window which looks out to the rear, although this window is first floor in nature to the bungalow which provide additional views, the addition of this window is not a justified reason for refusal. This rear dormer could be constructed under permitted development rights (subject to matching materials) and would therefore not require approval of the local planning authority.

The single storey rear extension is not considered to have any significant impact on the residential amenities of neighbouring dwellings. The construction would be 20.5m from the rear boundary. The windows are not considered to gain any views of any neighbouring dwellings. As the proposal is single storey it is considered to mitigate any potential for loss of privacy.

As such, the proposed development is considered to be in accordance with D DM1(3) and D DM4(c) of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord 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 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.

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 plans:
 - Location and Block Plans, Proposed Ground Floor Plan Sheet 1 of 3
 - Proposed First Floor Plan, Elevations Sheet 2 of 3
 - Existing Ground Floor Plan, Elevations, Existing and Proposed Roof Plans Sheet 3 of 3
 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.