

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

REF NO: AW/13/20/HH

LOCATION: 65 Carlton Avenue
Aldwick
PO21 3LP

PROPOSAL: Rear single storey extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION Rear single storey extension

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Aldwick Parish Council
No Objections
No representation from nearby occupiers

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Built up Area Boundary

DEVELOPMENT PLAN POLICIES

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

SDSP2	SD SP2 Built-up Area Boundary
DSP1	D SP1 Design
DDM1	D DM1 Aspects of form and design quality
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

CONCLUSIONS**PRINCIPLE**

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

SD SP2 the key policies considered are D DM1, D DM4 and DSP1 of the Arun Local Plan.

Policy D DM1 sets out 13 design aspects of which applications should be assessed against. These include: Character, Appearance, Impact, Innovation, Adaptability, Crime Prevention, Tree, 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 neighbouring and locality.

Policy SD SP2 of the Arun Local Plan states that development should be focused within the Built-up area boundary and will be permitted subject to considered against other policies in the Local Plan.

Policy DSP1 of the Arun Local Plan sets out that all development proposals should seek to make efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details.

DESIGN AND VISUAL AMENITY

The proposed rear extension is 3m in depth, 7m in width and 2.8m in height. It will run along the west boundary and will have a flat roof. The development is acceptable, in terms of Design and Visual Amenity and accords with DDM1 of the Arun Local Plan.

The proposed development is not visible from the street scene and therefore, does not give rise to any unacceptable adverse impact on the character of the locality or the established pattern of the development. It will be built using similar materials to the existing dwelling, this means the extension will be well integrated into the host dwelling and will be subservient to the host dwelling.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed development cannot be seen from the street scene due to its size and it being to the rear of the property. Therefore it is not deemed to give rise to any unacceptable adverse impact on the street scene. The councils 45 degree rule does not apply in this case because of the placement of the extension and the distance between the buildings.

This will not affect privacy because the placement of the windows on the proposed extension is very similar to that of the existing. Due to the size and design of the extension it does not give rise to any overbearing and overshadowing.

Overall, because the extension cannot be scene from the street scene and does not give rise to any overshadowing, overbearing or loss of privacy upon the neighbouring amenity and accord with DDM1 DDM4 of the Arun Local Plan.

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 Existing Floor 100A

Existing Elevation 101A

Proposed Block and Floor Plan 102A

Proposed Elevations 103A

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 and DDM4 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.