

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

REF NO: AW/142/22/HH

LOCATION: 15 Sefton Avenue
Aldwick
PO21 3BP

PROPOSAL: Removal of existing rear conservatory and erection of single storey side and rear extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION This application seeks to construct a single storey side and rear extension, following the removal of an existing rear conservatory.

RELEVANT SITE HISTORY

AW/100/06/ Single storey side extension. ApproveConditionally
09-06-06

REPRESENTATIONS

Aldwick Parish Council - No Objection:
- The address given on the Arun Planning notification differed from that on the website.

Error regarding address corrected with Technical Support.

No representation received from nearby occupiers.

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

Natural England:
- No full assessment given
- General advice provided and advised in Appendix A attached to their comments.

POLICY CONTEXT

Built Up Area Boundary
Pagham Harbour Zone B
2km Buffer for Site of Special Scientific Interest

CIL Charging Zone 4

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:

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

CONCLUSIONS

PRINCIPLE

The key policies are D DM1 and D DM4 of the Arun Local Plan, and guidance set by the Arun Design Guide.

Aldwick does not have a 'made' Neighbourhood Development Plan but does have a Parish Design Statement which is relevant. The property is located in Area 9 (St Richards).

DESIGN AND VISUAL AMENITY

The proposal will be situated to the side and rear of the property and will be visible from the street scene.

At present, there is a small extension to the rear. The extensions will replace this and create a wrap-around extension to the south and west (rear) elevations. This will be a much larger development than the existing but will not unduly overbear on the main dwelling and is an acceptable replacement. The rear aspect will project only slightly further than the existing extension, with a depth of 4m and width of approximately 8.85m. This part of the proposal will have a flat roof, similar to that of the existing rear extension. This will differ to the gable roof of the host dwelling but will not appear unduly out of place. The side extension will project 1.8m from the side elevation and span its whole width of approximately 6.95m. It will join up with the principal elevation of the property and have a gable roof extending from and matching that of the host dwelling. This will integrate sympathetically with the existing. Both extensions are in keeping with the character of the property and will have little harm on its visual appearance.

With part of the proposal to the side, this aspect will be visible from the street scene to the front of the property. The side extension will increase the width of the principal elevation and have some impact on the composition and appearance of the street. However, given the sympathetic and well-integrated nature of the proposal, it will not unduly alter the visual appearance of the property, and will have minimal resulting harm on the composition or appearance of the street. Both aspects remain in keeping with the character of the property, and the locality, and will have minimal harm on visual amenity.

The proposal appears subservient to the dwelling and is well integrated. It will use materials matching the existing, ensuring there is minimal intrusion on the visual appearance of the property. It is appropriate in terms of scale and massing and will not unduly obtrude or dominate the dwelling. This accords with Aldwick Design Statement.

The Arun Design Guide states side extensions should take care to not disrupt the existing composition of the street in terms of rhythm or building line, respond to existing building design in terms of roof pitch and use complementary and integrated materials and elevational design. As for rear extensions, schemes should exploit opportunities for innovative and contemporary design where appropriate. The proposal is in accord with this.

Although quite a large development, the proposal is not unduly obtrusive and will have insignificant impact on the composition of the street scene, remaining in keeping with the character of the area. It will have no adverse impact on visual amenity and is in accord with D DM1 and D DM4 of the Arun Local Plan, Aldwick Design Statement and Arun Design Guide.

RESIDENTIAL AMENITY

The proposal is single storey and comprises of a side extension with a gable roof, and rear extension with a flat roof. The gable roof will match and extend from the existing roof, retaining the same height of approximately 5.15m and 2.5m at the eaves. The flat roof aspect will be approximately 2.85m high. The development itself will retain 0.9m to the south boundary, 15.5m to the west, and 0.8m to the north. These distances are acceptable and in accord with D DM4 of the Arun Local Plan. It does not conflict the 45- degree rule when taken from the closest window of No.17 to the north, in accord with the Arun Design Guide. The proposal will not result in adverse overbearing or overshadowing of any neighbouring properties and will have minimal harm on residential amenity.

The proposal features a single window to the south elevation, and a single and folding door to the west. These features are acceptable and will not result in any adverse overlooking of neighbouring properties. They primarily face into the rear garden and will have minimal impact on residential privacy or amenity.

Arun Design Guide states that extensions should not negatively impact, and instead protect, neighbouring amenity in terms of privacy and overshadowing, considering the positioning of neighbouring buildings, and respond to existing elevations through the size and positioning of doors and windows. The proposal is in accord with this.

The development will not be unduly harmful to residential amenity and is in accord with D DM1 and D DM4 of the Arun Local Plan, and Arun Design Guide.

SUMMARY

The development accords with 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 Plan, Block Plan and Proposed Floor Plan Sheet 1
- Proposed Elevations Sheet 2
- Proposed Roof Plans Sheet 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.