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

REF NO: AW/144/26/HH

LOCATION: 4 Mauldmare Close
Aldwick
PO21 3SB

PROPOSAL: Single storey side extension and external render to entire dwelling.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Aldwick Parish Council - No objection.

No comments received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

Aldwick Parish Council- No objection.

POLICY CONTEXT

Built-up Area Boundary
2km Buffer for Site of Special Scientific Interest
CIL Zone 4
Tree Preservation Order- Bognor No. 2.

DEVELOPMENT PLAN POLICIES

Arun Local Plan 2011 - 2031:

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

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD10	Aldwick Parish Design Statement

CONCLUSIONS

DESIGN AND VISUAL AMENITY
Planning permission is sought for the construction of a single-storey side extension and external render

to the entire dwelling.

The site comprises of a detached single storey dwelling, and the surrounding area is characterised by low density residential development. The site is neighboured by single storey dwellings with brick and render facades, two of which appear to have existing side extensions.

The proposed side extension would have a width of 3.6m, extending from the southern flank elevation of the host dwelling, with a depth of 8.5m. Whilst it is noted that the spacing between the proposed extension and the southern side boundary would not comply with the 1m spacing outlined within the ADG, given the variation within the street scene in terms of extensions and alterations and the spacing surrounding built form, the proposed side extension would not appear at odds within the wider context.

The extension would be built to a maximum height of 3.7m, with a flat roof and roof light to the rear and dummy pitch to the front which integrates with the existing pitched roof. Two other properties in Mauldmare Close have pitched roof side extensions of a similar nature and thus the proposal would complement the existing spatial character. It would be set down by more than 0.5m (1.9m) from the existing ridge height, in accordance with ADG guidance. The roof light would reach a height of 3.4m and therefore not be visible from the front of the property. The extension would be considerably lower than the existing ridge height and as such, would be viewed as a subservient addition to the host dwelling.

The extension would be visible within the street scene and would be set back approximately 3.3m from the principal elevation, exceeding the Arun Design Guide (ADG) recommendation of a 1m to 1.5m setback. The extension would sit behind an existing fence boundary, as such, would be viewed as a subservient addition to the host dwelling, minimally visible from the street scene. The dwelling and extension is to have a painted render finish, similar to that of four other properties on Mauldmare Close, and would therefore integrate with the existing street scene and not have an adverse impact on the existing character.

Overall the scale of the extension would read as a subservient and integrated addition to the host dwelling and the render finish would be considered a minor alteration. As such, the proposal is in accordance with Arun Local Plan (ALP) policies D DM1 and D DM4, and the Aldwick Parish Design Guide in regard to design and visual amenity

RESIDENTIAL AMENITY
The side extension would adjoin the southern flank elevation of the host dwelling, extending within close proximity of the southern side boundary. The neighbour to the south, number 2 Mauldmare Close, is set in from the shared boundary with the application site and has an existing side projection, extending close to the shared boundary. Notwithstanding this, given the siting of the neighbour to the south, the existing boundary treatment and height and depth of the proposed side extension, the proposed side extension would not result in significantly overshadowing or overbearing impacts to this neighbour. Given the siting of the extension to the south of the host dwelling, the proposal would not result in any harm to the neighbour to the north.

Although the extension does not strictly accord with the ADG recommendation of maintaining a 1m distance from the side boundary, sufficient space is maintained to avoid a terracing effect. In addition, the lower roof line, scale and set back of the extension maintain its subservience to the host dwelling and independence from neighbours.

The proposal would not give rise to any significantly adverse impacts by way of overbearing, overshadowing, or overlooking on any neighbouring properties and is in accordance with ALP policies D DM1 and D DM4 in regard to neighbouring residential amenity.

SUMMARY

The proposal is in accordance with the relevant development plan polices. As such, it 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

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 CIL liable, therefore, developer contributions towards infrastructure will be required (dependent on any exemptions or relief that may apply).

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:

- Proposed Floor Plan- 04.
- Proposed Elevations rev A
- Location and Block Plans.
- Existing Elevations- 01
- Existing Floor Plans- 02.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in

accordance with Arun Local Plan policies D DM1 and D DM4.

3 Based on the information available, this permission is exempt from the requirement to provide a biodiversity gain plan under Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990. The following exemption applies:

This planning permission is for development which is a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Reason: In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).

4 INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). 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 NPPF.