

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

REF NO: AW/150/21/HH

LOCATION: 6 Trinity Way
Aldwick
PO21 5RQ

PROPOSAL: Erection of new garage following the demolition of existing garage, rebuild the garden wall and replace cladding to front elevation.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The subject site is detached dwelling located on Trinity Way. This application seeks permission for the erection of new garage following the demolition of existing garage, rebuild the garden wall and replace cladding to front elevation.
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REPRESENTATIONS

Parish Council: no objection
No letters of representation received from members of the public.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:
Council's Arboriculturist: no response received.

POLICY CONTEXT

Designation applicable to site:
Built up boundary

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
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CONCLUSIONS

PRINCIPLE

The development is in the built up area boundary where the principle of development is acceptable subject to accordance with relevant development plan policies. The key policies considered are DDM1 and DDM4 of the Arun Local Plan. Aldwick does not have a 'made' Neighbourhood Plan, however does have a Parish Design Statement which is of relevance to the application.

DESIGN AND VISUAL AMENITY

The proposal is situated to the front of the property and therefore visible in the street scene. The proposed garage will be built on the existing footprint and the width would be increased by 1m. The height of the garage would be aligned with the neighbouring garage. The boundary wall would be rebuilt and front cladding (white) on the bungalow would be replaced with white.

The garage and replacement of front cladding on the dwelling and garden wall will be constructed in a similar appearance to that which currently exists and as confirmed on the drawings materials would match the appearance of the host building. As such it is considered that the proposal will not give rise to any adverse impacts upon the spatial pattern or character of the area and accord with DDM1 and DDM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The development would replace existing development and there are no significant changes to the size and scale of the development; therefore no harm to residential amenity is demonstrated. The proposal is in accordance with DDM1 and DDM4 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord with the relevant development policies and as such is recommended for approval subject to the following conditions.

HUMAN RIGHTS ACT

FOR APPROVAL

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 CIL Liable therefore developer contributions towards infrastructure will be required (dependant 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 block plan

Proposed elevations: MH-PR-002 & 003

Proposed floor plans: MH-PR-002

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