

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

REF NO: AW/153/21/HH

LOCATION: 35 Christchurch Crescent
Aldwick
PO21 5SL

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

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to remove existing conservatory and the erection of a single storey rear infill extension and rear conservatory extension.
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REPRESENTATIONS

Aldwick Parish Council - No Objection.
No representations received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

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

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:

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

CONCLUSIONS

PRINCIPLE

The key policies are D DM1 and D DM4 of the Arun Local Plan. Aldwick does not have a neighbourhood development plan but does have a village design statement with the property located within Area 15.

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 property is a detached single storey bungalow located to the south of Christchurch Crescent. The property is constructed of brick with a pitched tile roof. There is driveway to front, attached single garage to east, garden to rear and attached rear conservatory to south. The boundary treatment is wooden panelled fencing. The neighbouring properties are 37 Christchurch Crescent to west and 33 Christchurch Crescent to east. The surrounding area is residential in character and contains properties of similar design.

The proposals are to remove existing rear conservatory to south elevation and the erection of a single storey rear extension and new rear conservatory extension.

The single storey rear extension will be sited to the south west corner of corner of dwelling and infill the area of the south west elevation to join up to the main principal (south) rear elevation of property and join to the new rear conservatory extension to south. Due to the siting at rear south west corner of dwelling it will not be visible from street scene so will not adversely impact character of area so will comply.

The single storey rear conservatory extension will be sited to the rear elevation of dwelling and replace the existing conservatory. It will infill the main rear elevation and join up to the infill part of the south west elevation extension. Due to the siting at the rear of property it will not be visible from street scene so will not adversely impact street scene or surrounding character of area so will comply with policy D DM1 of the Arun Local Plan.

The proposed single storey rear infill extension to south west corner will have a width of approximately 3.75m and a depth of approximately 1.34m. The height to flat roof will be approximately 2.75m.

The proposed single storey conservatory extension to south principal elevation of dwelling will have a width of 7.44m and a depth of 3.13m. The height to pitched roof will be approximately 3.27m

There is a gap of around 1.20m remaining to west side boundary and around 2.50m remaining to east side boundary.

The proposal will have a pitched roof over the conservatory to south of property and a flat roof over the south west part. There will be a new window on the west elevation of the extension and one fixed and one openable window on the west elevation of infill part of extension. There will be five casement windows on south elevation of conservatory extension facing rear garden to south. There will be new double doors on south elevation facing garden to rear. There will be a high level window on the east elevation of extension facing boundary to east.

Arun recently adopted a design guide. It states development should be subservient to the main property and this complies in terms of scale and size. It states for side extensions in streets characterised by small gaps between buildings, extensions must not close important gaps in the street scene by leading to a terracing effect, or remove existing external access from front to back gardens. This can generally be ensured by keeping extensions at least 1 metre away from the side boundary of a plot at ground floor. The development will keep 1.20m remaining to west boundary so is acceptable. It states that rear extensions can have significant impacts on neighbouring amenity in terms of privacy and overshadowing. It states in detached houses, by keeping single storey extensions within a 45-degree line taken from the edge of the nearest ground and first floor windows of habitable rooms in the neighbouring property. The proposal passes this 45 degrees test so will comply.

The proposed materials will match existing dwelling and consist of brickwork walls, glass and felt roof, UPVC Windows and UPVC doors so will comply with policy D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The single storey rear infill extension to south west corner will have a width of approximately 3.75m and a depth of approximately 1.34m. The height to flat roof will be approximately 2.75m. Due to the siting at rear (south west) corner of dwelling it will increase risk of overshadowing or overbearing effects to neighbouring property 37 Christchurch Crescent to west however due to being at single storey and a gap of around 1.39m remaining to west side boundary there is no adverse harm to overshadowing or overbearing effect to west so will comply.

Due to the new window in the west elevation of infill extension there is increased risk to overlooking to neighbouring property number 37 to west however due to being at single storey and location of boundary fence to west there is no adverse harm to overlooking effects so will comply.

The single storey conservatory extension will have a width of 7.44m and a depth of 3.13m. The height to pitched roof will be approximately 3.27m. Due to siting of extension at rear (south) there will be risk of increased effects of overshadowing or overbearing effects to 37 Christchurch Crescent to the west however due to the extension being at single storey, a gap of 1.60m remaining to west side boundary and the development sited in line with the garage of 37 Christchurch Crescent to west no adverse harm to overshadowing or overbearing effects so will comply.

Due to the windows proposed in the west elevation of the extension there is increased risk to overlooking to 37 Christchurch Crescent. However due to existing boundary fence to west and the location of neighbouring property number 37 garage sited to the rear garden of property this reduces effects of overlooking to neighbouring property to west. Also a gap of 1.60m remaining to boundary and being at single storey there is no adverse harm to overlooking effects to neighbouring property to west.

There is increased risk of overshadowing or overbearing effects to 33 Christchurch Crescent to the east. However due to gap of 2.50m remaining to east side boundary, the boundary fence to east and being at single storey there is no adverse harm to overshadowing or overbearing effects to neighbouring properties to east so will comply.

Due to nature of high level window proposed in east elevation of extension there is no harm to overlooking to neighbouring properties to east.

Whilst there is increased risk of overlooking to south there is a gap of around 9.20m remaining to southern boundary and no neighbouring properties to south due to location of Lower Bognor Road to south so no adverse harm to overlooking to neighbouring properties to south so is acceptable.

Due to the design and siting of the development, the extensions are acceptable because they do not give rise to adverse harm upon neighbouring amenity and accords with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The development is deemed to accord with relevant development plan policies 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.

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 Plans and Elevations, Location and Block Plan Sheet 1 of 2
 - Existing Plans and Elevations and Existing and Proposed Roof Plans Sheet 2 of 2

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 and D DM4 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.