

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

REF NO: AW/159/20/HH

LOCATION: 3 Wells Crescent
Aldwick
PO21 3RP

PROPOSAL: Rear extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION Single storey rear extension.

RELEVANT SITE HISTORY

AW/358/14/CLP	Application for certificate of lawfulness for a proposed rear extension to replace an existing conservatory	PP Not Required 06-02-15
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REPRESENTATIONS

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:](#)

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

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

PRINCIPLE

The key policies considered are D DM1 and D DM4 of the Arun Local Plan. Aldwick does not have a Neighbourhood however does have a Parish Design Statement with the property located within Area 4.

DESIGN AND VISUAL AMENITY

The extension will be sited to the rear of the property and as a result of its siting, is unlikely to be visible from the street scene.

The extension will have a flat roof. The dwelling has a flat roof addition and the extension is considered well integrated and sympathetic in design to the host dwelling. The wall materials will match that of the host dwelling ensuring its integration.

The surrounding properties are similar in appearance, and due to its siting is not deemed to adversely impact upon the spatial pattern of the street scene in accordance with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The extension has a maximum length of 3.95m a width of 5.64m and height of 2.68m. Due to the size and position of the extension which will be 2.75 to the South boundary and 4.8m from the North boundary. The development is therefore not considered to appear adversely overbearing.

There will be a new door on the south elevation and well as bi-fold doors on the rear West elevation. These will all be at ground floor level and with fencing along the boundary, and with views over the garden, it is not considered to give rise to adverse overlooking.

Due to the siting and design of the extension, it is not considered to harm neighbouring amenity by way of overbearing, overlooking or overshadowing and accord with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord with relevant 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.

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 Elevation DD003A

- Proposed floor DD004 A

- Block Plan

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.