

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

REF NO: AW/160/21/HH

LOCATION: 46 Westminster Drive
Aldwick
PO21 3RE

PROPOSAL: Single storey side extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This application seeks to construct a single storey side extension at 46 Westminster Drive. The materials used to construct this proposal will be similar to those used on the host dwelling. The walls will be constructed from brickwork and the roof will be tiles and felt. The windows and doors will be constructed from UPVC. The proposal will sit at the side and will be 9.16m to the western elevation, 15.34m to the east and 0.33m to the south elevation. At the side (south) elevation the proposal has a height of 2.8m and length of 6.06m. At the front elevation the proposal has a height of 3.64m and length of 3.64m, the roof height will be 1.3m below the host dwelling roof, there will be one window at this elevation. At the rear elevation the proposal has a height of 3.66m and length of 1.83m, there is one window here.
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REPRESENTATIONS

No objection from Parish Council.
No representations from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built up area 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:

NPPDG National Design Guide
 NPPF National Planning Policy Framework
 NPPG National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD10 Aldwick Parish Design Statement

CONCLUSIONS**PRINCIPLE**

In this case, the key policies are deemed to be D DM1 and D DM4 of the Arun Local Plan. Aldwick does not have a Neighbourhood Plan however does have a Parish Design Statement.

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.

Further guidance from the Arun Design Guide is relevant and referred to below.

DESIGN AND VISUAL AMENITY

The proposal will be to the side of the dwelling and will have no harmful views to the street scene and the wider area, so will have minimal impacts on the character and appearance of the area. Although the extension will be seen from the street scene at the front elevation, due to the use of matching materials and varying properties on Westminster Drive, there will be no harmful impacts.

This development matches the walls, roof, windows and doors of the host dwelling, these materials are all of good design. Due to these factors, the extension is considered to appear subservient to, and well integrated with the host dwelling.

The proposal does not result in an adverse appearance on the street scene, or result in a harmful impact upon the host dwelling, and as such, is deemed to be in accordance with D DM1, D DM4(a), (b) and (e) of the Arun Local Plan and J.01 of the Arun Design Guide which outlines that built form and character varies considerably throughout the Arun District as a whole and within the settlement character areas identified in section C.06 of the design guide. Also section M, referring to householder extensions. Extensions should respond to and complement the existing character and appearance of the building and wider townscape in terms of scale, massing. It is considered this is achieved, with the addition appearing well integrated and sympathetic in design to the host dwelling.

RESIDENTIAL AMENITY

The extension doesn't have a harmful significant impact to neighbouring properties due to the significant boundaries ranging from 15.34m at the rear to 0.33m at the side (south) boundary. Although the boundary at the side is small, there are no windows at this elevation, therefore resulting in no harmful overlooking or overbearing impacts.

The windows at the front and rear elevations do not result in any overlooking or overbearing impacts. This is due to the large boundaries and single storey nature of the side extension.

The development is considered to be in accordance with D DM1(3) and D DM4(c) of the Arun Local Plan.

PARKING

The extension would result in the loss of access to the garage and potential rear parking space at the side. There remain two parking spaces on the front of the property and on street parking available. No demonstrable harm would arise from the loss of the garage/parking space.

SUMMARY

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

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:

- Location and block plans, proposed floor plan sheet 1 of 3
- Proposed elevations sheet 2 of 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.