

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

REF NO: AW/164/20/HH

LOCATION: 51 Westminster Drive  
Aldwick  
PO21 3RE

PROPOSAL: Single storey rear extension.

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| <b>SITE AND SURROUNDINGS</b> |
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| DESCRIPTION OF APPLICATION | <p>The application seeks to construct a single storey rear extension.</p> <p>An application for a similar development was approved in December 2019, however the build differs from that which was approved. The difference include</p> <ul style="list-style-type: none"> <li>- Change of height</li> <li>- Removal of roof lantern</li> <li>- Alteration to external details involving increase in depth of fascia, installation of 1 door instead of a door and window.</li> </ul> |
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| <b>RELEVANT SITE HISTORY</b> |
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| AW/272/19/HH | Single storey rear extension. | ApproveConditionally<br>10-12-19 |
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| <b>REPRESENTATIONS</b> |
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Aldwick Parish Council provided no objection.

2 letters of support from 1 nearby occupier

1 letter of representation received

- The extension is large and the roof stands out, not matching other properties.

1 letter of objection

- The build was not adhered to and a different and unacceptable roof was constructed.

- Roof and Fascia are too high

- The build is out of keeping

- The width and roof are in excess of previous plans.

- No evidence of where surface water will drain to.

- The new plans don't represent what has been built.

Comments noted and addressed in conclusion.

## CONSULTATIONS

### 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:

|      |                                     |
|------|-------------------------------------|
| NPPF | National Planning Policy Framework  |
| NPPG | National Planning Practice Guidance |

### SUPPLEMENTARY POLICY GUIDANCE:

|       |                                 |
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| SPD10 | Aldwick Parish Design Statement |
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## CONCLUSIONS

### PRINCIPLE

The key policies considered are D DM1 and D DM4 of the Arun Local Plan.

Aldwick does not have a Neighbourhood Plan however does not a Parish Design Statement which is of relevance to the application. The property is located within Area 12.

### BACKGROUND

An application was approved in December 2019 for a single storey rear extension.

This application seeks to alter the design slightly, with the differences including

- Alteration to the height.
- Removal of roof lantern.
- Change to the external details involving increase in depth of fascia and removal of rear window.

### DESIGN AND VISUAL AMENITY

The extension is not visible from the wider area due to its siting at the rear of the property.

The proposal will alter the height of the extension from 2.85m and 3.35m with roof lantern to 3m. With the roof lantern removed there will be a flat roof.

The depth will remain the same as previously approved at 5m.

The external details will also slightly alter, with the depth of the fascia increasing from 0.3m to 0.4m. There will be 1 door to the rear which is a replacement of a door and window.

The materials will match the host dwelling to ensure it remains well integrated and the alterations are not considered to significantly alter the design of the extension.

With no viewpoints from the wider street scene, it is not considered the extension would appear out of character with the wider area and with the design alterations minor, the addition is deemed to accord with D DM1 and D DM4 of the Arun Local Plan.

#### **RESIDENTIAL AMENITY**

With the overall height increasing 0.25m and with the removal of the roof lantern, the alterations to the height and roof design are not considered to result in additional adverse overbearing or overshadowing impacts upon amenity.

The external alterations to the fascia are again not considered to result in adverse harm to amenity and the removal of a window to the rear elevation is not considered to give rise to overlooking additional that that which is already achievable.

The proposed changes are relatively minor in nature and the alterations are not considered to result in a significant impact upon amenity in which a refusal is justified.

The proposal is not considered to harm neighbouring amenity by way of overbearing, overshadowing or overlooking and as such accords 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 as such 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.

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| <b>RECOMMENDATION</b> |
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**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 Plan - 1921/04  
              - Plans - 1921/03 B  
  
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.