

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

REF NO: AW/167/21/HH

LOCATION: 7 Elizabeth Avenue
Aldwick
PO21 3EL

PROPOSAL: Erection of single storey front/side extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a single storey front/side extension.

REPRESENTATIONS

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

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Built-Up Area Boundary
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
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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 7 Rose Green.

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 single storey semi-detached bungalow to the east of Elizabeth Avenue. There is a single storey extension to the north elevation, driveway area to front (west) and garden to rear (east). The dwelling is constructed of brick painted white with a pitched tile roof. Neighbouring properties are 8 to the south and 6 Elizabeth to the north. The surrounding area is residential in character and contains properties of similar design.

The proposals are for an erection of a single storey front/side extension sited to the north west corner of the property to infill the north west corner of dwelling so it lines up to the corner of the dwelling but set back behind the principal west elevation bay windows. Due to the location at front (west) of property it will be highly visible from the street scene. Due to the design at single storey it is visually subservient to main dwelling and the flat roof design integrates with the flat roof of the single storey extension to north side of property so will not adversely impact the character of the area so complies with policy D DM1 of the Arun Local Plan.

The proposal will have a width of approximately 4.25m and a depth of 3.41m. The height to flat roof will be approximately 2.54m. There is 1.75m remaining to north side boundary. There will be a two new windows on the front (west) elevation of extension facing driveway to west and a new door on the north elevation facing north boundary. There will also be one new roof light.

Due to loss of driveway area it will reduce on site parking availability. However due to the driveway area remaining to the front it seems 2 spaces will remain available so this complies with Policy T SP1 of the Arun Local Plan and Arun Parking Standards.

Arun recently adopted a Design Guide. It states that development should be subservient to the dwelling and this complies in terms of size and scale. It states front extensions in particular must consider their impact on the surrounding street scene and extensions should not project forward beyond the predominant building line. The extension is in line with the front elevation and behind the bay window building line to front so complies. It states side extensions should in most cases be set back from the front of the house in order to play a subservient role to the original building. The extension is set back by around 1.01m from original building so complies. It states 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. The extension allows 1.75m remaining to north boundary so is acceptable.

Materials will match the property and consist of white painted render walls, felt to new flat roof, white UPVC windows/doors so will comply with policy D DM1 and D DM4 of the Arun Local Plan.

Due to the siting and design of the extension it will not adversely harm the street scene or surrounding character of area so complies with policy D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The proposal will have a width of approximately 4.25m and a depth of 3.41m. The height to flat roof will be approximately 2.54m. Due to the siting of extension on the corner of property there is increased risk of overshadowing or overbearing effects to neighbouring property number 6 Elizabeth Avenue to north. The development being at single storey and location of existing boundary hedge / fence to north boundary reduces effects of overshadowing or overbearing effect so is acceptable.

Due to the new door in north elevation of extension there is increased risk to overlooking to north however due to the existing boundary fence and hedge and being at single storey there is no adverse harm to overlooking effects to north so it is acceptable.

There are two new windows in the west elevation of extension facing the driveway. There is no harm to overlooking to neighbouring properties to the north due to the siting of the extension beyond the building line to north. Due to the distance of 5.6m remaining to front boundary and location of the road there are no direct neighbours to west so no harm to overlooking to west so is acceptable.

Due to the design and siting of the development, the extension is acceptable as it does 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:
Location Plan 01L
Block Plan 01B
Existing and Proposed Floor Plans 02
Existing and Proposed Elevations 03
Existing and Proposed Roof Plans 04

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.