

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

REF NO: AW/16/21/HH

LOCATION: 7 St Peters Close
Aldwick
PO21 5QA

PROPOSAL: Two storey side extension and rear single storey extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above

RELEVANT SITE HISTORY

PAA/93/18/	Reconfiguring of fence layout to side.	Refuse Pre App 27-09-18
------------	--	----------------------------

REPRESENTATIONS

Aldwick Parish Council: No objection

No representation from nearby occupiers.

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

None

POLICY CONTEXT

Designation applicable to site:
2km Buffer for Site of Special Scientific Interest
Pagham Harbour Zone B
Within the Built Up Area Boundary
Tree Preservation Orders

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:

SPD10	Aldwick Parish Design Statement
-------	---------------------------------

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 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 proposal is to the side and rear of the dwelling and will be visible from the street scene due to the locality of the property.

The property seeks to introduce a two storey side extension and a single storey rear extension. the two storey aspect will have a maximum width of 4m at the western most point. the depth of the proposed side extension is 7.65m with a height of 7.9m to match that of the existing pitch height.

The single storey rear extension is proposed to measure 5.8m in width, 2m in depth with a height of 3.3m at the pitch with an eaves height of 2.4m. This could fall under the permitted development rights of the property and represents a "fallback" position.

Whilst the proposal is not subservient to the dwelling it is not considered to cause reason for refusal. This is due to the location and use of materials that will match existing which seeks to ensure it appears well integrated and unobtrusive in appearance of the spatial pattern. Surrounding properties are mixed in design and style further allowing the proposal to appear well integrated with the surrounding street scape.

Due to the design and siting the proposal is not considered to result in a harmful appearance upon the street scene or character of the area and accord with D DM1 and D DM4 of the Arun Local Plan.

NEIGHBOURING RESIDENTIAL AMENITY

The development is not considered to result in harmful overbearing or overshadowing impact upon the occupiers of nearby dwellings. This is as a result of the siting of the development, being sited a significant distance from nearby dwellings. To the north where the majority of the works are proposed there are no neighbouring properties with a footpath and grass verge. The rear extension is the aspect that will have the greatest effect on the neighbouring properties and due to the single storey nature of the proposal is not considered to result in any change in available views from the host dwelling itself.

The Arun Design Guide explains in section M that alterations to a dwellinghouse should compliment the

character and appearance of the building and wider landscape. The scheme is considered to be well integrated which is achieved through the simple design and unobtrusive form. The use of the continuation of the existing pitch roof allows the proposal to further follow the design guide which specifies to the front of properties proposals should avoid large, flat topped alterations. This is also complied with when looking at the single storey rear extension with a lean to roof.

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

SUMMARY

The development is deemed to accord with relevant development plan policies and is recommended for approvals 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.

CIL DETAILS

This application is not CIL Liable.

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 and statements:
- Location and Block Plan B
 - Arboricultural Impact Assessment
 - Proposed Elevations
 - Proposed Ground Floor Plan C
 - Proposed First Floor Plan B
 - Existing Elevations
 - Existing First Floor Plan
 - Existing Ground Floor Plan B
 - Roof Plans

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.