

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

REF NO: AW/17/22/HH

LOCATION: 11 Fish Lane
Aldwick
PO21 3AH

PROPOSAL: Erection of two storey front and side extension and single storey side extension following the demolition of existing single storey extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The proposal seeks to construct a two storey front and side extension with a single storey side extension following demolition of existing.

REPRESENTATIONS

Aldwick Parish Council provided no objection.

2 letters of objection

- The extension will use up to 25 % of the parking area. It will push car out onto the already dangerous Fish Lane.
- Concern with how long the works will take to complete and the level of noise during construction.
- My way of life will be affected whilst the works take place.
- I would like to ensure access to my driveway is kept clear.

10 letters of support

- No concerns over the design or siting.
- In keeping with the street scene.
- It will make an improvement to the area.
- Applicant have assured me that they intend to improve the parking situation.
- The design is very in keeping with the existing dwelling and is very tasteful in its appearance.
- Support the application.

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
DSP1	D SP1 Design
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD10	Aldwick Parish Design Statement
SPD13	Arun District Design Guide (SPD) January 2021

CONCLUSIONS

PRINCIPLE

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

Aldwick does not have Neighbourhood Plan although does have a Parish Design Statement with the property located within Area 14.

DESIGN AND VISUAL AMENITY

The proposal is to the front and side of the property and will be highly visible from the street scene.

The dwelling is two storey and is attached to the property at the rear 6 Aldwick Avenue having been separated in the past. It features a large flat roof garage which extends to the front of the property.

The proposal seek to construct a first floor above the garage which will extend above a small flat roof addition to the side. There is a conservatory to the side which will be replaced with a single storey extension.

The proposal will add bulk to the front of the property with the extension having a width of 6.6m and a depth of 5.5m. This increases around 1.2m in width and 0.5m in depth than compared to existing which extends at an angle to the north. It will have a hipped roof and whilst large, this is does appear well integrated with the host dwelling with the roof pitch sympathetic to that of the host property.

The extension extends forward around 0.5m beyond the existing principal elevation of the garage. With the surrounding properties varied in style and design it is not considered to appear an unduly dominant feature and does not extend significantly beyond the established development line. There is a similar example to the east at No.6 which has a front gable similar to that proposed and it cannot be argued that its two storey design and location would be an alien feature in the street scene.

The materials will consist of painted render and brickwork to match that of the host dwelling.

The Arun Design Guide states 'Extensions should respond to and complement the existing character and appearance of the building and wider townscape in terms of scale, massing, materials, openings and roof form.' Extensions should not project forward beyond the predominant building line. 'Integrating roof form with the existing dwelling, generally constructed at the same angle of pitch'.

The proposal complies with the guide, integrating its design and roof form with the host dwelling. It complements the host dwelling in its design with the use of a hipped roof and its materials. Whilst to the

front, it does not extend significantly beyond the established development line which is staggered.

Whilst the proposal would alter the appearance of the dwelling within the street scene, this would not result in adverse harm upon the character of appearance of the area and as such accords with D DM1 and D DM4 of the Arun Local Plan and the Arun Design Guide.

RESIDENTIAL AMENITY

Due to the siting of the front two storey extension, it would not result in adverse overshadowing or overbearing upon neighbouring amenity. To the east there are two pitched roof garages which provided separation to the neighbour at No.6. This property is of a larger scale being three storey and is angled away from the host dwelling as such that the proposed will not give rise to harm upon this elevation.

The two storey element will extend along the side of the dwelling above an existing single storey addition with a width of 3m. This will be visible from the neighbours to the rear at Cherrywood Court. There is a large car parking area and as such, impacts of overbearing and overshadowing upon this property will not be significant. The extension to this side will intersect a 45 degree angle when drawn from the side facing first floor bedroom window to the property at the rear at No.6. However there are two windows serving the room with another facing south and as such it is not considered significant in which a refusal is justified.

To the western side sits the rear garden of the host dwelling and therefore 14m is retained to the boundary to the west. This is considered acceptable separation as to again ensure no adverse harm by way of overbearing or overshadowing.

There will be a single storey extension in replacement of a conservatory. This has a lean to roof with a maximum height 3.15m and eaves to 2.25m. This has a length of around half of the side elevation of the dwelling and a depth of 2.8m. This is largely the same size of the conservatory in which it replaces and it does not result in harm upon amenity.

There will be two windows to the western side elevation which would provide views over the garden of the host dwelling. The window closest to the rear would provide some views to the properties to the rear although this is a replacement window albeit slightly further west in depth and views are considered the same as which is currently achieved.

There will be two first floor windows to the western side although due to the angle of views available, these are not deemed to result in adverse overlooking.

The proposed does not result in significant harm upon amenity by way of overbearing, overshadowing or overlooking and accord with D DM1 and D DM4 of the Arun Local Plan.

PARKING

The conversion of the garage would result in the loss of some parking on site, although its shape and the angle of the door does appear to slightly restrict its use. There will be parking for 1 car available to the front of the site and whilst it would likely result in the loss of 1 space, this is not considered significant to justify a refusal. The site is also located in a sustainable location.

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.

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 Site Plan - Rev A
 - Proposed Ground Floor Plan - Rev B
 - Proposed First Floor Plan - Rev C
 - Proposed Site and Front Elevation - Rev B
 - Proposed Side and Rear Elevation - Rev C

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 The materials and finishes of the external walls and roof of the building hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policies D DM1 of the Arun Local Plan.

- 4 **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.