

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

REF NO: AW/182/18/HH

LOCATION: 24 Bedenscroft
Aldwick
PO21 3SD

PROPOSAL: Side single storey extension & loft conversion.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a single storey side extension and a loft conversion.
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REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Parish Council provided no response.
No representation from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
Built up area boundary

DEVELOPMENT PLAN POLICES

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
SDSP2	SD SP2 Built-up Area Boundary

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD10	Aldwick Parish Design Statement
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CONCLUSIONS

PRINCIPLE

The proposed development is situated within the built up area boundary where the principle of development is acceptable subject to accordance with relevant development plan policies. As stated in SDSP2 the key policies considered are DDM1 and DDM4 of the Arun Local Plan.

Aldwick does not have a Neighbourhood Plan however does have a Village Design Statement which is relevant to the determination of the application with the dwelling located within Area 11.

The site consist of a detached bungalow. The area consist of a similar style properties of both bungalow and two storey design.

DESIGN AND VISUAL AMENITY

The proposal seeks the construction of a side extension and a loft conversion and therefore the development is visible from the street scene.

The dwelling is located at the end of a close essentially on a corner plot with the side elevation adjacent to the road and the front elevation facing onto Aldwick Woodland therefore the view from the front of the dwelling is limited. The side extension has a width of around 4m and a depth of 9.6m along the north east elevation of the dwelling, retaining 1.4m to the north eastern boundary with eaves and roof height constructed to match the host dwelling.

Whilst the development would alter the appearance of the dwelling in the street scene, the change is not necessarily harmful. The proposal appears to have been sympathetically designed and is well integrated. The extension is not considered visually obtrusive as it is set slightly back from the front elevation of the property. Whilst neighbouring properties to the west are constructed of similar design to the host dwelling, the properties to the rear and east of the dwelling are of two storey appearance and the development is therefore not considered out of keeping with the area.

Due to the design of the extension and loft conversion and the position of the dwelling within the street scene, it is not considered to have an unacceptable impact upon the character and appearance of the locality and is in accordance with DDM1 and DDM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The property sits adjacent to the road with a row of garages situated 10m to the rear and woodland area to the front. Given the siting of the host dwelling and proposed extension and the separation distances it is not deemed the proposal will be overbearing or overshadowing towards neighbouring properties.

An additional window will be installed to the front elevation however will have views of the woodland. Windows and a door to the north east side elevation will be re-sited however due to their location would have views of the street scene and with sufficient boundary treatment in place, visibility will be limited and are not considered to increase from that which is already possible. The proposed loft conversion will also install 4 rooflights however due to their siting again are not deemed to give rise to any overlooking impacts.

Due to the siting of the dwelling and extension it is not considered to give rise to any overlooking, overshadowing or overbearing impacts upon the neighbouring amenity and as such is in accordance with DDM1 and DDM4 of the Arun Local Plan.

SUMMARY

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

HUMAN RIGHTS ACT

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
- Proposed Roof Plan and Elevations - A1-03-B
- Proposed Ground and Loft Plans - A1-02 Rev A

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 of the Arun District 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.