

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

REF NO: AW/184/21/HH

LOCATION: 3 Nuffield Close
Aldwick
PO21 5RA

PROPOSAL: Erection of front extension including a replacement porch

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a front extension forming a porch to the front elevation of the property.

REPRESENTATIONS

Aldwick Parish Council provided no objection.

No representation received from nearby occupiers.

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:

SPD13	Arun District Design Guide (SPD) January 2021
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 Plan but does have a Parish Design Statement with the property located within Area 15.

DESIGN AND VISUAL AMENITY

The proposal is situated to the front of the property and will be visible from the wider area.

The surrounding properties are similar in design and style, however the addition is not considered to appear out of character, with the porch forming a gable front, this integrates with the surrounding properties.

The extension will have a depth of 2m and a height of 3.8m with eaves to match that of the host dwelling which is a bungalow. This is modest in size and the addition does not appear as an unduly dominant feature upon the front elevation of the dwelling.

ADC recently adopted a design guide with Section M relating to householder extensions. The extension is deeper than 1.5m in depth stated in the Guide, however it states 'front extensions are more likely to be acceptable on streets with a staggered or set-back building line'. Due to the siting of the host dwelling and neighbouring properties, the scale and massing is considered appropriate.

The proposal is not deemed to adversely impact upon the appearance of the street scene or wider area and complies with D DM1 and D DM4 of the Arun Local Plan and the Design Guide..

RESIDENTIAL AMENITY

Due to the size and siting of the development to the front of the property, it is not considered to result in adverse harm upon amenity with sufficient separation to the neighbouring properties.

Views will be over the front garden of the host dwelling, the same as that which are currently achieved.

The proposal 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 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.

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 Plans - 02 A

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.