

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

REF NO: AW/188/19/HH

LOCATION: 34 Barrack Lane
Aldwick
PO21 4DB

PROPOSAL: Two storey side extension and single storey rear extension with balcony. 'This application may affect the setting of a Listed Building'

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a two storey side extension and single storey rear extension with balcony above.

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Aldwick Parish Council provided no response.

4 letters of objection received from 3 nearby occupiers.

- The noise associated with the build will be significant.
- The visibility will be reduced and roads will be blocked by tradesmen.
- Conditions should be included covering restricted working hours, installation debris netting to protect against noise and dust, tree protection, obscured glazing and parking.
- Two storey addition will block light.
- Direct overlooking from the balcony.
- Possible effect on setting of the Listed Building.

Comments noted and addressed in the conclusion. The plans were amended to alter the design of the roof. Due to the size of the development it is not considered necessary to apply a condition relating to hours of work - Environmental Health have powers to control noise nuisance. Parking of vehicles is not within ADC control.

CONSULTATIONS

Arboriculturist

Conservation Officer

CONSULTATION RESPONSES RECEIVED:

Conservation Officer - The proposal will not result in further harm to the listed building or its setting.

Tree Officer - No trees were of sufficient age to be covered by the Area Order (Bognor 2). None are proposed for removal. No Tree Protection Plan has been submitted although there seems to be ample space on the plot to avoid any interference with them. If the applicant can provide a written statement

that includes;

- No heavy plant will operate.
- Only careful extraction of hard surfacing will occur.
- No storage of plant or materials within the nominal root protection area of trees that are growing 10m from the existing rear elevation of the house.

Subject to this, I raise no objection.

Comments noted. A statement was received to confirm agreement with the Tree Officer comments.

POLICY CONTEXT

Designation applicable to site:

Built up area boundary

Tree Preservation Order

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)
SDSP2	SD SP2 Built-up Area Boundary
DSP1	D SP1 Design
HERDM1	HER DM1 Listed Buildings

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 development plan policies. The key policies considered are D DM1 and D DM4 of the Arun Local Plan. Policy HER DM1

Aldwick does not have a Neighbourhood Plan however does have a Parish Design Statement which is of relevance to the application. The property falls within Area 3.

DESIGN AND VISUAL AMENITY

The development sits to the south west elevation and will be highly visible from the street scene. An existing single storey side extension and garage have been demolished.

Due to the size of the extension, it does add bulk to the side of the dwelling however it has been designed with similar features to that of the host dwelling. A dormer has been constructed to the front

elevation which has a gable roof, this integrates well with the gable additions in existence. The dormer will sit slightly below the existing front additions which helps the development to appear sympathetic in appearance to the host dwelling and does not appear an unduly dominant feature.

The area does not have a uniform appearance and therefore the dwelling will not appear of or character with the area.

The proposal is not considered to impact upon the spatial pattern or character of the street scene and accord with D DM1 and D DM4 of the Arun Local Plan.

LISTED BUILDING

The application site is opposite a Grade II Listed cottage 'Old Manor Cottage' and is of historic significance. There is a large amount of modern development around the cottage, which has had a significant impact upon its setting. The cottage has substantial hedging which restricts its views. It is considered the proposal will not result in further harm to the listed building or its setting and therefore complies with HER DM1 of the Local Plan.

RESIDENTIAL AMENITY

The two storey extension sits to the south west elevation and will run the depth of the dwelling at approximately 7m. The height of the two storey extension will match that of the host dwelling with the end hipped and eaves to match the existing property. With 1m retained to the boundary the development is not considered to appear adversely overbearing or overshadowing.

The height will then reduce to single storey along the rear elevation. This will run along the majority of the rear retaining 3.3m to the north eastern side elevation.

The single storey will have a depth of 5.7m and will have a balcony above which covers a small section of the roof with a depth of 2.4m and a width of 4.75m and will serve a bedroom. The rear extension will have a height of 3m with an additional 1.1m forming the balcony screening.

The balcony is situated 4.35m from boundary to the south west however, due to its siting it could give rise to overlooking at No.36 and therefore the balcony screening to the south western elevation should be obscured to a height of 1.8m to ensure there are no adverse impacts. Due to the siting of No.5 which is set further back than the host dwelling and with 29m to the rear boundary it is not considered to result in adverse overlooking upon these elevations.

An additional window serving a bathroom will also be sited to the rear first floor and will be at a high level. This not considered to result in adverse overlooking with no direct views into neighbouring properties.

There are 2 doors proposed for access to the garage and living area however these are at ground floor level and with sufficient fencing in place there is not considered to be adverse overlooking. Additional doors to the rear extension will overlook the rear garden. There will be no windows to the side elevation at first floor level.

The proposed development as a result of its siting and design is not considered to harm neighbouring amenity by way of overbearing, overshadowing or overlooking and accord with DDM1 and DDM4 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord with the relevant development plan policies and as such 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
 - Location and Block Plan - IBA/516/01
 - Proposed Elevations - IBA/516/07 Rev A
 - Proposed Elevations - IBA/516/06 Rev A
 - Proposed Roof Plan - IBA/516/08
 - Proposed Ground Floor Plan - IBA/516/04
 - Proposed First Floor Plan - IBA/516/05
 - Letter confirming Tree Works
Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 of the Arun Local Plan.
- 3 Notwithstanding the submitted plans the balcony screening on the south west elevation of the rear balcony shall at all times be obscured glazed and to a height of 1.8m. The balcony screening shall be installed prior to the first use of the balcony and be retained thereafter in perpetuity.

Reasons: In the interests of the amenity of the neighbouring dwelling in accordance with policies DDM1 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.