

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

REF NO: AW/188/20/HH

LOCATION: 7 Garden Court
Aldwick
PO21 4XW

PROPOSAL: Single storey front extension with skirt roof over existing porch & first floor front extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a single storey and first floor addition to the front of the property.
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REPRESENTATIONS

Aldwick Parish Council provided no objection.

No representation received from nearby occupiers.

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
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
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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 4.

DESIGN AND VISUAL AMENITY

The proposal is situated to the front of the property and therefore will be highly visible, although the property is situated to the end of a cul de sac fronting an area of green space.

There is a porch and double garage which extends forward of the first floor and the single storey extension will infill part of the front to the eastern side, meeting in line with the side elevation. This will have a depth of around 3.5m with a bay window. This roof design will alter from flat to a flat pitch. The first floor will extend above the garage.

The surrounding properties are built similar in appearance and the development would result in the dwelling appearing different to that of the neighbouring dwellings. The additions appear subservient to the host dwelling and it is not considered the alterations are significantly out of character.

The property will retain the double garage which is in keeping with design of neighbouring properties.

Materials will match will helps to ensure it appears well integrated with the host dwelling.

As a result of the design and siting, the development is not considered to result in an adverse impact upon the spatial pattern or character of the area in accordance with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The single storey extension is modest in size and will meet with the existing principal elevation.

With the property located to a corner and with it meeting with existing garage to the west, it is not considered to appear overbearing or overshadowing upon amenity.

The first floor addition extends above one of the garages. This will have a depth of 2.2m with a width of 3.1m with pitched roof. Due to the siting of the neighbouring property at No.9, with a minimum of 3m retained to the side boundary, it is not considered to result in adverse overbearing or overshadowing impacts.

The additional window to the first floor extension will overlook the street scene and open space opposite the property.

As a result of the design and siting of the property, it is not considered to result in harm upon amenity by way of overbearing, overshadowing or overlooking in accordance 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 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
- Block and Proposed Floor Plan - Sheet 1 of 3.
- Proposed Elevations and First Floor Plan - Sheet 2 of 3.

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.