

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

REF NO: AW/199/18/HH

LOCATION: 10 Barrack Lane
Aldwick
PO21 4BZ

PROPOSAL: Proposed extension to study

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to extend the existing study to the front elevation of the dwelling.

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Aldwick Parish Council provided no response
No representation from nearby occupiers

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
Built up Area Boundary
Tree Preservation Order

DEVELOPMENT PLAN POLICES

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

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. The key policies considered are DDM1 and DDM4 of the Arun Local Plan.

Aldwick does not have a made neighbourhood plan but has a village design statement with the dwelling located within Area 3.

The dwelling is a semi detached two storey dwelling on a spacious plot.

DESIGN AND VISUAL AMENITY

The development is situated to the front elevation of the dwelling and is visible from the street scene. The property is however set back 21m from the front boundary and with planting to the front, the view is slightly screened.

The proposal seeks to extend an existing study and as such a bay window will be re-sited 1.5m towards the front southern elevation of the property. Due to its siting, the change will appear subservient and well integrated with the host dwelling. Also due to the shape of the existing dwelling the development will not extend forward of the principle elevation. The extension is modest in size and retains the existing height and width and as such the development is not considered to give rise to any impacts upon the spatial pattern or character of the area and accord with DDM1 and DDM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The extension is located 2.8m from the boundary to the west and due to the shape of the dwelling will not be visible from neighbours to the east. With 21m to the front boundary, the extension is not considered to give rise to any overlooking or overbearing and with the window already in existence any views will not increase from that which are already possible, therefore the development is in accordance 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

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
- Existing plans and Elevations, Proposed Plans and Elevations - 001

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.