

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

REF NO: AW/199/21/HH

LOCATION: 80 Barrack Lane
Aldwick
PO21 4DE

PROPOSAL: Erection of single storey rear/side extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a single storey rear/side extension and lower the existing side extension ground floor level so is flush with ground level.

RELEVANT SITE HISTORY

AW/35/17/T	Reduce crown of 1 No. Sycamore tree by maximum of 2.5m in height with not cuts more than 75mm in diameter & not below height of previous heavy pruning cuts. Reduce lateral branch spread by a maximum of 1m making no cuts of 75mm diameter or over & not beyond the previous pruning points.	ApproveConditionally 24-03-17
AW/206/05/T	Top 1 no. Sycamore tree	ApproveConditionally 26-10-05
AW/293/04/T	Fell one Horse Chestnut tree	ApproveConditionally 16-02-05
AW/194/02/T	Proposed work to one horse chestnut tree near the boundary with 1 Cypress Way.	ApproveConditionally 27-11-02

REPRESENTATIONS

Aldwick Parish Council - No Objection.
No representations received from nearby occupiers.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Built-Up Area Boundary
 Tree Preservation Orders
 Areas of Character
 2km Buffer for Site of Special Scientific Interest
 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)
DSP1	D SP1 Design

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
-------	---

CONCLUSIONS**PRINCIPLE**

The key policies considered are D DM1 and D DM4 of the Arun Local Plan. Also Section M of the Arun Design Guide is relevant to the application.

Aldwick does not have a neighbourhood development plan but does have a village design statement, with the property located within Area 3, Barrack Lane.

Policy D DM1 sets out 13 design aspects of which applications should be assessed against. These include: Character, Appearance, Impact, Innovation, Adaptability, Crime Prevention, Trees, Public realm, Layout, Public Art, Density and Scale.

Policy D DM4 sets out criteria for which applications relating to extensions and alterations of existing buildings must be assessed against. They generally seek to minimise the impact of the proposal on the character of the host dwelling, its neighbours and the locality.

Section M of the Arun Design Guide states extensions should respond to and compliment the existing character and appearance of the building and wider townscape in terms of scale, massing, materials, openings and roof form. This is best achieved through simple and unobtrusive design.

DESIGN AND VISUAL AMENITY

The property is a detached two storey dwelling located to west of Barrack Lane. The property is constructed of white rendered brick with a pitched tiled roof. There is an attached single storey pitched

roof extension to the front (north) leaving a gap to northern boundary, an integrated twin garages to front (east) elevation, driveway to front (east), conservatory to rear (west) and garden to rear (west). The boundary treatment is wooden panelled fencing to front and rear. The neighbouring properties are 78 Barrack Lane, Pebbles, Cypress Way to south east, Woodstock to south west and Farthings to west. The surrounding area is residential in character and contains properties of similar designs.

The proposals are for a single storey rear/side extension to north west corner of dwelling. Due to siting to rear/side the proposal will be restricted from view by the existing single storey extension to the north and being at single storey will not be visible from street scene or surrounding area so will not cause adverse harm to character of area so will comply with policy D DM1 of the Arun Local Plan.

Due to the flat roof design it is visually subservient to main dwelling and whilst design of roof is not pitched in-keeping with main dwelling roof, the roof light integrates with existing roof light design of conservatory to rear (west) so complies policy D DM4 of the Arun Local Plan.

The proposal will have a width of approximately 5.69m and a depth of approximately 5.08m. The height to flat roof will be approximately 2.45m and to top of roof light to 3.33m. There is a gap of around 0.86m remaining to north side boundary. There will be new twin sliding doors to rear (west) elevation of extension and a new large single roof light.

The proposals includes lowering the side extension floor level so it is flush with ground level. Due to siting to rear/side (north west) there is no adverse harm to street scene or character of area so will comply with policy D DM1 of the Arun Local Plan.

Arun recently adopted a Design Guide. It states development should be subservient to the main dwelling and this complies in terms of scale and size. It states that rear extensions, particularly single-storey additions which are less visible from the street, tend to be less visually obtrusive than side or rear extensions and are therefore able to be expressed through a wider variety of forms including innovative and contemporary architecture and roof extensions. However it states rear extensions can however have significant impacts on neighbouring amenity in terms of privacy and overshadowing. Due to the siting to rear/side (north) of property, the extension will impact the 45 degree test to ascertain if the proposal affects neighbours' access to light. However due to extension being at single storey and gap to neighbouring property to north there is not adverse harm to overshadowing so is acceptable.

The proposed materials seem to match existing and will consist of GRP material to flat roof, Aluminium Frame & UPVC windows and Wood & Aluminium Frame doors so comply with policy D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The proposal has a width of approximately 5.69m and a depth of approximately 5.08m. The height to flat roof will be approximately 2.45m and to top of roof light to 3.33m. Due to siting of proposal to rear/side (north west) corner of dwelling there is increased risk to overshadowing or overbearing effects to 78 Barrack Lane to north however due to being at single storey and gap to neighbouring property there is not adverse harm to overshadowing or overbearing effects so is acceptable.

Due to new twin sliding doors in rear (west) elevation of extension there is increased risk to overlooking to properties to west however due to large gap of 24.36m remaining to west boundary and boundary fence to west there is no adverse harm to overlooking to west so is acceptable. Due to location of boundary fence to north and siting of proposal in front of building line to north there is no adverse harm to overlooking to neighbouring property to north so is acceptable.

Due to the design and siting of the development, the alterations are acceptable because they do not give

rise to adverse harm upon neighbouring amenity and accords with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The development is deemed to accord with relevant development plan policies 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 Plan LO1
Block Plan BO1
Existing Elevation A101
Proposed Elevations A102
Existing Floor Plans A103
Proposed Floor Plans A104

Reason: For the avoidance of doubt and in the interests of amenity and the environment in

accordance with policy D DM1 and D DM4 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.