

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

REF NO: AW/200/21/HH

LOCATION: 47 Lincoln Avenue
Aldwick
PO21 3EW

PROPOSAL: Two storey side extension, single storey rear extension and single storey front extension with porch and addition of 2 x front and 1 x rear dormer

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

It is proposed to extend the property to the side (4m wide, 7.9m deep with the same ridge/eaves) and at the same time better utilise the existing roof space with 2 front dormers (each 4m wide by 2.7m deep) and 1 new larger replacement rear dormer (9.1m wide by 3.1m deep), both 2.7m high. Separately, there will be a new ground floor pitched rear extension (6.2m wide, 6m deep, 3.6m to the ridge) replacing the existing conservatory and an extension to the existing front porch between it and the garage wall to the side (3.3m wide by 1.2m deep and a total height of 3.1m). Materials are proposed to match (excepting smooth render to replace rough render) but the dormers are shown to have Marley Sage Green Wood effect Cedral Boarding.

RELEVANT SITE HISTORY

AW/236/14/HH	Two storey side extension (resubmission following AW/30/14/)	ApproveConditionally 20-10-14
AW/4/97	Double garage	ApproveConditionally 18-02-97

REPRESENTATIONS

No Objection.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Designations applicable to site:

Within Built Up Area Boundary;
Flood Zone 1;
CIL Zone 4; and
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
QESP1	QE SP1 Quality of the Environment

PLANNING POLICY GUIDANCE:

NPPDG	National Design Guide
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD10	Aldwick Parish Design Statement
SPD11	Arun Parking Standards 2020
SPD13	Arun District Design Guide (SPD) January 2021

CONCLUSIONS

THE SITE:

Semi-detached property with barn hipped roof. Front sentry box style porch, rear dormer and flat roof conservatory. Detached double garage to the front southern side with a gravel driveway allowing space for 3 vehicles. The property has rendered walls painted white, a red tiled roof and white window frames. Open boundary to the front. Rear side boundaries are 1.7m fencing to the south and 1.9m to the north.

Residential road comprising detached and semi-detached chalet bungalows of identical character and design. The majority of properties have been extended with rear extensions and front/rear/side dormers (including notable large front dormers opposite at 48/50/52).

RELEVANT POLICIES:

ALP 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.

Policy QE SP1 requires development contribute positively to the quality of the environment and ensure development does not have a significantly negative impact on residential amenity.

The Arun Design Guide provides detailed guidance that will help raise design standards across the District. Developments should respond to the distinctiveness and characteristics of their surroundings in terms of scale massing and materials, protect the amenities of occupants and neighbours and seek to minimise energy consumption and improve environmental performance.

According to the Design Guide, roof extensions should not be visually intrusive or block light into surrounding properties and dormers should be positioned in discreet locations, on the rear of the property wherever possible. They should not detract from the character and appearance of the building and local area. Front extensions should not disrupt building lines, should maintain and enhance frontages, be subservient to the host dwelling and respect the space between buildings. Side extensions should also be subservient to the host dwelling and respect the space between buildings. Rear extensions should not negatively impact adjoining properties in terms of privacy and overshadowing and also preserve rear amenity spaces to a depth of at least 10.5m.

The Arun Design Guide sets out the following interface distances between houses:

- Back to Back: min. 21m between habitable rooms of properties or to existing buildings;
- Back/Front to Side: min. 14m between habitable rooms and side gable of adjacent property;
- Front to Front: min. 16m between habitable rooms of properties facing each other; and
- Back to Boundary: min. 12m between habitable rooms and site boundary to existing landscaping.

There are no standards given for either side to side or front to back.

The Aldwick Parish Design Statement requires householder development in Rose Green maintains the separation of dwellings, use matching materials and exercise strict control over roof development.

DESIGN:

The two storey side extension will not be subservient to the building as it is not lower than the existing but it has been designed to integrate in terms of materials and height. It maintains the space to the side at the front being set in from the side of the front garage (maintaining the same building line with the garage projecting forward as it does currently).

The dormers are large however they are in character with others in the streetscene/on the rears of nearby dwellings. There are no other nearby instances of weatherboarding on dormers in the streetscene and so it will be necessary by condition to agree the details of the dormer cheeks/walls in order to maintain character.

The front extension is essentially an extension of the existing up to the side of the garage. It is clearly subservient and maintains the building line. The rear extension replaces a conservatory but is deeper and wider. However, it will not extend any deeper than the rear building line of the adjoining property.

The proposal complies in respect of design with ALP policies D DM1 & D DM4 and with the Design Guide.

RESIDENTIAL AMENITY:

It is not considered any of the extensions result in any harm to neighbouring properties. 45 to the south

has a rear first floor dormer which will not be affected whilst it's ground floor rear windows are shielded by an outbuilding on the fence line. 49 to the north extends deeper than the application building (the proposed rear extension will to the same depth) and its rear dormers will not be affected. There are no south facing first floor windows proposed. There are no facing properties to the rear and the front dormers do not project beyond the existing front wall. The proposal complies in respect of residential amenity with ALP policies D DM4 & QE SP1 and with the Design Guide.

PARKING PROVISION:

The Arun Parking Standards SPD requires 2 parking spaces for 3 bedroom dwellings in this area but the dwelling will retain its garage and 3 off-street spaces therefore there is no conflict.

RECOMMENDATION:

The application complies with all development plan policies and it is therefore recommended that planning permission be granted subject to the following conditions.

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;
Block Plan;
2021063/PL/2 Floor & Roof Plans; and
2021063/PL/1 Elevations.

However, this permission does not authorise the use of Marley Sage Green Wood effect Cedar Boarding as indicated by drawing 2021063/PL/1 Elevations as there are no other instances of such a material within the streetscene.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policies D DM1, D DM4 and QE SP1 of the Arun Local Plan.

- 3 With the exception of the dormer walls, the proposed extensions shall be implemented in accordance with the materials specified by the Application Form and where not otherwise indicated, materials shall match with the existing.

No development above damp proof course (DPC) level shall take place unless and until a schedule of materials and finishes to be used for the external walls of the proposed dormer extensions have been submitted to and approved by the Local Planning Authority and the materials so approved shall then be used in the construction of the dormer extensions.

Reason: In the interests of amenity and the environment in accordance with policies D DM1 and D DM4 of the Arun Local Plan.

- 4 No windows shall be constructed in the south side elevation of the extension hereby permitted without the prior permission of the Local Planning Authority on an application in that behalf.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies D DM4 and QE SP1 of the Arun Local Plan.

- 5 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.