

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

REF NO: AW/20/19/HH

LOCATION: 22 Robins Drive
Aldwick
PO21 3BL

PROPOSAL: Erection of a white PVCu framed conservatory to the side of property

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks planning permission for the construction of a conservatory to the side of the dwelling. The proposed conservatory will measure approximately 4.8m in length, 2.1m in width and be built to a proposed height of 2.5m.
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REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Aldwick Parish Council

Aldwick Parish Council: No objection received from Aldwick Parish Council.

No representations received from any neighbouring occupiers.

CONSULTATIONS

Natural England

CONSULTATION RESPONSES RECEIVED:

Natural England: Natural England wish to make no comments on this application.

POLICY CONTEXT

Designation applicable to site:

- Within the Built up Area Boundary

DEVELOPMENT PLAN POLICES[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
SDSP2	SD SP2 Built-up Area Boundary

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

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. As stated in SD SP2 the key policies considered are D DM1 and D DM4 of the Arun Local Plan. Additionally, the criteria within the Aldwick Parish Design Statement.

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 SD SP2 of the Arun Local Plan states that development should be focused within the Built Up Area Boundary and will be permitted subject to consideration against other policies in the Local Plan.

Policy DSP1 of the Arun Local Plan states that all development proposals should seek to make efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details.

Aldwick Parish Council do not have a 'made' Neighbourhood Plan, however the Aldwick Parish Design Statement has been considered.

DESIGN AND VISUAL AMENITY

The application seeks planning permission for the construction of a single storey conservatory to the side of the host dwelling. The conservatory will be a proposed length of 4.8m, a width of 2.1m and be built to a proposed height of 2.5m. The conservatory due to the siting will be visible in the street scene, however due to the size and design of the proposal is not considered to have an adverse impact on the spatial pattern or character of the area and will appear well integrated and subservient to the main dwelling in accordance with policies D DM1 and D DM4 of the Arun Local Plan and the criteria within the Aldwick Parish Design Statement.

NEIGHBOURHOOD RESIDENTIAL AMENITY

The proposed conservatory is located approximately 11m to the Northern (rear) boundary, 19.5m to the southern (front) boundary and be built on the Eastern boundary of the site. The proposed conservatory will feature a door and window on the rear (southern) elevation, a door and window on the primary (Northern) elevation and 5 PVCu solid white panels on the side (Eastern) elevation.

The door and window on the North (primary) elevation is not considered to give rise to any additional overlooking given it is on the ground floor and overlooking the road which is separated by the dwellings driveway. Given the distance from the proposed door and window and the Southern (rear) elevation is approximately 11m and that the door and window will overlook the rear garden at ground level, they will not give rise to any additional overlooking or loss of privacy to the neighbouring properties. The proposed 5 PVCu solid white panels located on the Eastern (side) elevation are not considered to give rise to any

unacceptably adverse overlooking of neighbouring properties given they are to be built of solid white panels.

Given the design and location of the side conservatory it is not considered to give rise to any unacceptable adverse impacts in terms of overlooking, overshadowing or overbearing and is therefore deemed to accord 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 Plan
 - Proposed floor plans and elevations 900/01766 Page 2 of 2

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.