

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

REF NO: AW/214/20/HH

LOCATION: 15 Fernhurst Gardens
Aldwick
PO21 4BA

PROPOSAL: Proposed side extension and dormer enlargement.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a single storey rear and side extension. An existing dormer will also be enlarged.
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REPRESENTATIONS

Aldwick Parish Council provided no objection.

1 letter of objection received from a nearby occupier
- The extension might impact upon access to a garage and parking to the shared driveway to the front of the property.

Comments noted. There are no alterations proposed to the parking and all the works are retained within the red edge and ownership of the applicant. If the access is shared then it would become a private matter.

CONSULTATIONS

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

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 5.

DESIGN AND VISUAL AMENITY

The proposal is located to the side and rear of the property. The dwelling is located to the end of cul de sac and therefore the development is only partially visible from the property opposite (No.17).

The side addition is situated 2.5m behind the principal elevation and retains around 8.4m to the front boundary and the extension is not considered to appear as an unduly dominant feature.

The surrounding area is mixed in appearance and the alteration is not considered to result in the dwelling appearing out of character.

With the extensions single storey in nature, they are considered subservient to the host dwelling.

With few viewpoints from the wider area, the proposal is not considered to result in harm upon the appearance of the street scene in accordance with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

An existing conservatory to the southern elevation will be removed and replaced with a larger extension. This will run along the side of property at a depth of 8.4m and have a width of 5m. There will also be a conservatory constructed to the eastern rear elevation with a depth of 4.5m and a width of 5m. The extensions will have eaves to a height of 2.7m with a flat hipped roof to a height of 3.45m.

The rear addition extends only slightly beyond the neighbouring property and with no windows to the side of the neighbouring property or to the north of the conservatory and with around 3.5m retained to the boundary, it is not considered to result in adverse overbearing or overshadowing impacts.

The property has a relatively large garden and as such, between 14m and 21m is retained to the southern and eastern elevation. With sufficient planting also to the boundaries, this is considered sufficient to ensure there is no adverse impact on neighbouring amenity.

There will be a number of windows to the southern and eastern sides of the extensions however due to the separation distance and with the development at single storey, it is not considered to give rise to adverse overlooking.

There is also an existing dormer to the southern elevation which will be made larger. This will have a depth of 3.6m and a height of 3m with a gable roof. It will also have a large window. Whilst there is some separation and boundary screening, it will be conditioned that the window should remain obscured glazed to ensure it does not give rise to adverse overlooking upon the property at 'The Quest'.

Due to the design and siting of the development, it is not considered to result in harm upon neighbouring

amenity and as such accords 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
 - Location and Block Plan
 - Proposed Plans - August 2020
 - Proposed Roof Plan - August 2020

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 The dormer window to the southern elevation of the building shall at all times be glazed with obscured glass and only openable at a high level, at least 1.7m above finished floor level.

Reasons In the interests of the amenities of the occupants of nearby properties in accordance with policies D DM1 of the Arun District Local Plan.

- 4 **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.