

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

REF NO: AW/215/25/HH

LOCATION: 20 Aldbourne Drive
Aldwick
PO21 4NE

PROPOSAL: Proposed demolition of conservatory and detached garage. Proposed single storey side extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Aldwick Parish Council - No objection.

No representations were received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Within an area with potentially high groundwater levels.

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)

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
SPD11	Arun Parking Standards 2020

CONCLUSIONS**DESIGN AND VISUAL AMENITY**

The application site comprises a two storey detached dwelling located at 20 Aldbourne Drive. The proposal seeks the demolition of the existing conservatory and garage, and the construction of a single

storey side extension.

The extension would consist of two sections, a flat-roofed section measuring approximately 3.5m in width and a pitched-roof section measuring approximately 5.2m in width. The overall depth would range from approximately 6.7m at its deepest point to 5m. The pitched roof section would be finished with clay roof tiles, while the adjoining flat-roof section would feature a felt roof. The maximum height of the pitched roof section would be approximately 4.9m, and the flat-roof section would measure approximately 3.2m.

The extension would be set back 3.5m from the front (north western) elevation of the host dwelling and would be positioned approximately 11m from the side (north eastern) boundary, in accordance with Section M of the Arun Design Guide.

Fenestration would include bifolding doors on the rear (south eastern) elevation and a door within the front elevation, partially screened by an existing 1.8m high close-boarded fence. The extension would be finished in materials to match the host dwelling.

While the proposed scale and massing would not appear visually subservient to the host dwelling, the design would not adversely impact the street scene. This is due to the presence of the existing garage of similar design, and the use of materials that match or closely resemble those of the host dwelling, in accordance with policy D DM4 of the Arun Local Plan.

The proposed development is in accordance with policies D DM1 and D DM4 of the Arun Local Plan and the Arun Design Guide.

RESIDENTIAL AMENITY

The side extension would be constructed to the north western flank elevation of the host dwelling, set approximately 11.1m from the north eastern boundary, ensuring adequate separation from the neighbouring property. As a result, the development would not give rise to any overbearing or overshadowing to the neighbour to the north east. Similarly, due to its sitting and scale, the extension would not cause harm to the amenity of the neighbouring property to the south west.

The proposal would not fully comply with the Arun Design Guide in terms of garden amenity space, with a remaining depth of approximately 6.7m. However, the sitting of the extension and the absence of any neighbouring dwellings to the rear (south east) mitigate potential impacts. As such, the departure from the guidance is acceptable in this instance.

The proposed development would not result in harm to neighbouring amenity, in accordance with policies D DM1 and D DM4 of the Arun Local Plan.

PARKING

The application site is located within Parking Zone 2 and as per the Arun Parking Standards, the dwelling is required to provide 2 parking spaces. The loss of the existing garage space to habitable accommodation would be considered acceptable as the existing driveway to the front of the property can accommodate two vehicles. Therefore, the proposal would comply with the parking requirements set out in the Arun Parking Standards.

SUMMARY

The proposal is in accordance with the relevant development plan policies. As such, it 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.

CIL DETAILS

This application is not CIL liable.

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:

- Site Location Plan P01
- Proposed Site Block Plan P02
- Proposed Ground Floor Plan P06
- Proposed Elevations P07
- Proposed Elevations Showing Demolitions P08
- Proposed Roof Plan P09
- Proposed Site Plan P10

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

- 3 Based on the information available, this permission is exempt from the requirement to provide a biodiversity gain plan under Paragraph 13 of Schedule 7A to the Town and Country

Planning Act 1990. The following exemption applies:

This planning permission is for development which is a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Reason: In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).

- 4 INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). 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.