

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

REF NO: AW/218/21/HH

LOCATION: 4 Barrack Lane
Aldwick
PO21 4BZ

PROPOSAL: Erection of two storey side extension, single storey rear extension and installation of 1 x front and 1 x rear dormer, following the demolition of existing rear conservatory

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a two storey side extension, a single storey rear extension and installation of 1 x front dormer measuring 6.87m x 2.09m and 1 x rear dormer with rear balcony measuring 7.51m x 2.56m, following the demolition of existing rear conservatory.

RELEVANT SITE HISTORY

AW/62/01/T	Lopping of 1 Macrocarpa tree.	Refused 14-05-01
AW/17/92/T	Lop and top 7 fir trees	ApproveConditionally 18-03-92

REPRESENTATIONS

Aldwick Parish Council - No Objection.
1 letter of objection received from nearby occupiers:
- Concerns with overlooking and that it will be overdevelopment.

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

None

POLICY CONTEXT

Built-Up Area Boundary

Tree Preservation Orders
2km Buffer for Site of Special Scientific Interest

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
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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 with roof conversion sited to north of Barrack Lane. The property is set back from Barrack Lane by driveway area to front. The property is constructed of white rendered walls, tile overhangs to front and a hipped tiled roof. There is a garden and conservatory to rear. There is a detached single garage to rear north west boundary. T

The boundary treatment is panelled fencing and mature hedging to front boundary and fencing to sides and to rear boundaries. The neighbouring properties are 2 and 6 Barrack Lane. The neighbouring area is residential in character and contains mixture of designs including single storey bungalows and larger two storey houses.

The proposals are for a two storey side extension, a single storey rear extension and installation of 1 x front and 1 x rear dormer, following the demolition of existing rear conservatory.

The two storey side extension will be sited to the east side of property. It will infill the majority of the east side elevation but will be sited leaving a gap of around 1.67m to front elevation of property. Due to siting to side it will be highly visible from street scene and due to it being at two storey in height it will add significant bulk to the front of the house. Due to the hipped roof design it visually integrates with property and is at the same roof ridge height as main property so will not adversely impact the street scene or surrounding character of area so will comply with policy D DM1 of the Arun Local Plan.

The two storey side extension will have a width of approximately 11.46m and a depth of approximately 6.94m. The height to top of roof ridge line will be approximately 8.99m. There will be one new ground floor double door to front (south) elevation with side window panes and one new window (3 window panes) to first floor front (south) elevation.

There will be one new floor to ceiling window (5 window panes), one new floor to ceiling window (1 pane) and one new floor to ceiling window (1 pane) to rear (north) first floor elevation facing garden to rear. There will also be one large floor to ceiling window (3 window panes) at first floor in the existing elevation.

The single storey rear extension will be sited to the rear elevation to replace the conservatory. Due to siting to rear it will be restricted from view from the street scene so will not adversely impact character of surrounding area so will comply with policy D DM1 of the Arun Local Plan. Whilst the flat roof design is not in-keeping with the existing hipped roof of main property, the proposed roof light makes it a more attractive design and this visually integrates better with property so is acceptable. Also being at single storey it is visually subservient to existing building so complies.

The proposal will have a width of approximately 9.34m and a depth of approximately 4.05m. The height to top of roof flat roof will be approximately 2.80m and to top of roof light will be approximately 3.41m. There will be new twin sliding doors to rear elevation and two floor to ceiling windows to rear ground floor elevation.

The proposals also include the installation of 1 x front and 1 x rear dormer. The dormers will be sited to the front and rear elevations.

Due to siting to front, the dormer will be highly visible from the street scene however due to the size and scale of dormer it is positioned beneath the existing property roof ridge line and whilst the box shaped design is not favoured, it is not overly dominant within existing roof design so will not adversely impact street scene or surrounding character of area so will comply with policy D DM1 of the Arun Local Plan. The front dormer will have two new windows (3 window panes each) to front (south) elevation.

Due to the siting of rear (north), the dormer will be less visible from street scene however the increased size and scale is much larger than front dormer as it will accompany a balcony so the box shaped design is a large addition to rear roof adding significant bulk. Therefore whilst there is restricted views from the street scene and surrounding character of area, the design is not in-keeping with existing property. However whilst the design is not in-keeping, the dormer ridge height does fall beneath the ridge height of existing main dwelling roof ridge line so this could be done under permitted development so is acceptable. The rear dormer will have twin sliding doors onto the balcony area with a balcony rail and one new window (2 window panes) to rear facing garden to rear.

Arun recently adopted a Design Guide. It states development should be subservient to main dwelling and this complies in terms of size and scale. It also states that for side extensions in streets characterised by small gaps between buildings, extensions must not close important gaps in the street scene by leading to a terracing effect, or remove existing external access from front to back gardens. This can generally be ensured by keeping extensions at least 1 metre away from the side boundary of a plot at ground floor

and 2 metres away at first floor and above. The proposal will leave a gap of around 2.1m remaining to side (eastern) boundary so is acceptable.

It states that whilst rear extensions, particularly single-storey additions are less visible from the street, they can however have significant impacts on neighbouring amenity in terms of privacy and overshadowing. It states in detached houses, by keeping both single- and two-storey extensions within a 45-degree line taken from the edge of the nearest ground and first floor windows of habitable rooms in the neighbouring property. Extensions which project up to 3.3 metres are generally acceptable. Whilst the extension will protrude further in depth (around 4.05m), it is not considered to cause a significant impact and will pass the 45 degrees line test. It also states when extensions include roof lights, these should maintain the privacy of neighbouring properties. Rooflights should be used sparingly, discreetly, and centred on the roof. The proposed roof light complies with this so is acceptable.

There has been no details submitted of the proposed materials to be used so this does not comply with policy D DM1 and D DM4 of the Arun Local Plan. However looking at the plans submitted it looks to be similar materials to existing

RESIDENTIAL AMENITY

The two storey side extension will have a width of approximately 11.46m and a depth of approximately 6.94m. The height to top of roof ridge line will be approximately 8.99m. Due to the siting to side (east) elevation there is increased risk to overshadowing or overbearing effects to neighbouring property number 2 Barrack Lane to east. Due to gap of around 2.1m remaining to side boundary the effects of overshadowing or overbearing effects will be reduced. The height of the proposal will be at same height as existing roof ridge line of main dwelling so will not increase overshadowing or overbearing effects to cause a significant adverse impact so is considered acceptable.

Due to the new single dormer to front, 3 new windows to front first floor elevation and new double doors to front ground floor there is increased risk to overlooking to neighbouring properties to south however due to large gap of around 13.54m to front boundary and no direct neighbours to south due to road there is no adverse impact to overlooking to south. There is increased risk to overlooking to number 2 however due to the building line to east set back behind proposal building line there is no refusably adverse harm to number 2.

The rear single storey extension will have a width of approximately 9.34m and a depth of approximately 4.05m. The height to top of roof flat roof will be approximately 2.80m and to top of roof light will be approximately 3.41m. Due to siting to rear there is increased risk to overshadowing or overbearing effect to east however due to gap of around 2.1m remaining to east side boundary and being at single storey there is no adverse harm to overshadowing or overbearing effects so is acceptable.

Due to the new single dormer to rear with balcony, the two new windows to rear, 5 new floor to ceiling windows to rear first floor, twin double doors to rear and two new floor to ceiling windows to rear ground floor elevation there is increased risk to overlooking to neighbouring properties to rear. However due to large gap of around 20.31m remaining to rear boundary and neighbours to rear set back there is no adverse harm to overlooking to neighbouring properties to rear.

Whilst there is increased risk to overlooking to neighbouring property number 2 Barrack Lane to east, due to gap of around 2.1m remaining to eastern boundary and positioning of dormer in centre of roof to rear there is not considered to be adverse impact to overlooking to neighbouring property to east 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 accords 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 and Block Plan
Proposed Floor Plans
Proposed Elevations
Existing Elevations
Existing Floor Plans

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policies 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.