

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

REF NO: AW/22/20/HH

LOCATION: 41 Aldwick Felds
Aldwick
PO21 3SU

PROPOSAL: Two storey side extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above

RELEVANT SITE HISTORY

AW/180/17/T	Fell 1 No. Willow tree	Approve 17-08-17
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REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Aldwick Parish Council

No objection.

One letter of objection on the following grounds:

The application is believed to be overbearing, oppressive and overshadowing.

As the application stands there is a dominant impact on the street scene from the proposal. Additionally in order for the application to be considered subservient to the existing dwellinghouse then the pitch height would need to be reduced. The objection also includes a suggestion that the scheme should go from a gable end to a hipped roof to reduce the impact overbearing impact upon them.

They also clarify a condition they would like implemented if the scheme as is gets permission to restrict the applicants ability to add a window on the side elevation to preserve their privacy.

OFFICERS COMMENTS ON REPS RECIEVED:

It is noted that the application is a dominate feature long the road however with similar extension along the road it is not considered to have a detrimental impact upon the street scene. Whilst the pitch height is relatively high it is lower than that of the existing and the proposal as a whole is not considered to be a subservient addition it is not cause for refusal. The proposal as is whilst it will have an impact on the neighbouring property it is not considered to have an overbearing impact due to the location of the proposed. The scheme has had the addition of a condition to avoid overvrlooking through the addition of windows on the eastern elevation.

CONSULTATIONS

Arboriculturist

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

2km Buffer for Site of Special Scientific Interest

Pagham Harbour Zone B

Tree Preservation Order

Within the 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
SDSP2	SD SP2 Built-up Area Boundary

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD10	Aldwick Parish Design Statement
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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 SDSP2 the key policies considered are DDM1 and DDM4 of the Arun Local Plan.

Aldwick does not have a 'made' Neighbourhood Plan however does have a Parish Design Statement with the property located within Area 11.

DESIGN AND VISUAL AMENITY

The proposal will construct a rear extension and a first floor above an existing converted garage. This part of the development is therefore clearly visible from the street scene.

The extension will be sited in line with the principal elevation of the dwelling retaining 9.6m to the front boundary of the property. The materials will match that of the host dwelling and the addition is considered to appear well integrated with the host dwelling. Whilst the application adds bulk to the dwellinghouse and is of a large scale it is not considered to have a detrimental impact on the street scene. The proposed extension will add depth to the existing garage that has been converted. The extension will add a second floor to the side of the existing dwellinghouse, the new dormers are included

to create space in the new extension.

As a result of the siting and design the development is not considered to adversely impact upon the spatial pattern or character of the area and accord with DDM1 and DDM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The proposal will create a first floor to existing garage increasing the height by around 3.75m. The extension to the rear will connect to the over garage development to allow for a larger living room downstairs as well as the first floor development. The new development is considered to extend 3.4m to the rear of the existing garage conversion. It will have an eaves height of approximately 3.95m with a pitch height of 8m. The new development also hosts a dormer to the front and rear which will have eaves heights of 4.95m and a pitch roof height of 6m. As such there will be a window to the front and rear of the first floor addition with no direct views into neighbouring properties they are not considered to give rise to adverse overlooking. To avoid the possibility of overlooking to the neighbouring property there has been a condition added to ensure that no further windows are added in the eastern elevation.

The proposal is not deemed to adversely impact upon neighbouring amenity by way of overshadowing, overlooking or overbearing and accord with DDM1 and DDM4 of the Arun Local Plan.

PARKING

Whilst the car port will be infilled there is sufficient space retained for parking for approximately 2 cars on the driveway and the loss of the car port is not deemed to give rise to any issues upon parking or highway in the area

SUMMARY

The proposed development is deemed to accord with the relevant development 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 (Site) Plan
 - Location (Block) Plan
 - Proposed Floor and Roof Plans NS004
 - Proposed Elevations NS003

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 No windows (other than those shown on the plans hereby approved) shall be constructed in the eastern elevation of the extension hereby permitted which adjoins the side boundary with 39 Aldwik Felds 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 DM1/D DM4 of the Arun 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.