

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

REF NO: AW/231/21/HH

LOCATION: 7 Boxgrove Gardens
Aldwick
PO21 4BB

PROPOSAL: Single storey side extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a single storey side extension.
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REPRESENTATIONS

Aldwick Parish Council - No Objection.
No representations received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Built-Up Area Boundary
2km Buffer for Site of Special Scientific Interest
Pagham Harbour Zone B

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 5, Fernhurst Gardens.

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 single storey semi-detached bungalow to the south of Boxgrove Gardens on a corner plot. The property is constructed of brick with a pitched tiled roof. There is a driveway to front with single garage, gardens to front and rear with a brick wall. The neighbouring properties are 5 and 9 Boxgrove Gardens. The surrounding area is residential in character with properties of similar design.

The proposals are for a single storey side extension to the north east elevation. Due to the siting to side it will be highly visible from the street scene however due to being single storey and the positioning of extension sited behind the front elevation by around 0.39m it is visually subservient to main dwelling so is acceptable. The roof design visually integrates with existing main dwelling pitched roof so this complies with policy D DM1 of the Arun Local Plan.

The proposal will have a width of approximately 9.35m and a depth of approximately 3.04m. There will be a porch to the north east elevation with a width of approximately 2.03m and a depth of approximately 1.36m. The height to top of the roof will be approximately 5.39m and to top of the porch roof will be approximately 3.27m. The extension will have one new window to the front, two new windows to the side and one single window to the rear. The porch will have a new single door to front, one new window to side and one new window to rear.

Arun recently adopted a Design Guide. It states development should be subservient to the main dwelling and this complies in terms of size and scale. It states 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 external access from front to back gardens. This can generally be ensured by keeping extensions at least 1m from the side boundary of a plot at ground floor level. The proposal complies with this and allows access to rear so this is acceptable. It states where side elevations are provided on corner plots, windows should be included on both sides in order to ensure natural surveillance. The proposal complies with this.

The materials seem to match dwelling and consist of facing brick walls to match existing, roof tiles to match existing and UPVC windows and UPVC doors so complies with policies D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The proposal will have a width of approximately 9.35m and a depth of approximately 3.04m. There will be a porch to the north east elevation with a width of approximately 2.03m and a depth of approximately

1.36m. The height to top of roof will be approximately 5.39m and to top of porch roof will be approximately 3.27m. Due to the siting to north east elevation there will be increased risk to overshadowing or overbearing effects to 5 Boxgrove Gardens (south east) however due to large gap of around 9.0m remaining to rear (south east) boundary and being at single storey there is no adverse impact to overshadowing or overbearing effects to neighbouring property to south east. Due to large gap of around 14.30m remaining to north east boundary and no direct neighbours to north east due to road there is no adverse harm to overlooking or overbearing effects to neighbouring properties north east. Due to gap of around 5.50m remaining to front (north west) boundary and neighbours to north west separated by road there is no adverse harm to overbearing or overshadowing effects to neighbouring properties to north west so is acceptable.

Due to the new window to the front and one new door to the porch facing north west, there is increased risk to overlooking to neighbouring properties to north west however due to gap of around 5.50m remaining to front boundary and road to front there is no adverse harm to overlooking to neighbouring properties to front (north west).

Due to two new windows to the side (north east) and one new window to the porch to side (north east) there is increased risk to overlooking to neighbouring properties to side (north east) however due to large gap of around 14.30m remaining to north east boundary and road to north east there is no adverse impact to overlooking to north east so is acceptable.

Due to one new single window to the rear and one new window to the porch to rear there is increased risk to overlooking to number 5 to rear however due to a large gap of around 9.0m remaining to rear boundary and rear boundary wall there is no harm to overlooking to neighbouring properties to rear 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 Plan, Block Plan and Proposed Floor Plan Sheet 1 of 3
Proposed Elevations Sheet 2 of 2
Existing Floor Plan and Elevations and Existing and Proposed Roof Plan Sheet 3 of 3

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 The materials and finishes of the external walls and roofs of the building hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policies D DM1 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.