

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

REF NO: AW/232/18/HH

LOCATION: 11 Chawkmare Coppice
Aldwick
PO21 3BU

PROPOSAL: Rear two storey & single storey extension to existing residential dwelling.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a two storey extension and a single storey extension to the rear of the property.

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Aldwick Parish Council provide no comment.
No representation from nearby occupiers

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
Built up Area Boundary
PD Restriction
Open Plan Condition
Tree Preservation Order

DEVELOPMENT PLAN POLICES

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. The key policies considered are DDM1 and DDM4 of the ArunLocal Plan.

Aldiwck does not have a made neighbourhood plan however does have a village design statement with the dwelling located within Area 10.

The site is occupied by a two storey detached dwelling. The surrounding properties are of a varied style and design.

DESIGN AND VISUAL AMENITY

The development is situated to the rear of the property and due to the design and siting, it is considered well integrated and subservient to the host dwelling. The proposal also seeks to construct cedar weatherboard cladding to all first floor elevations and as such this part of the development will be visible from the street scene.

Whilst the property has been constructed as a pair with the neighbouring property, there are surrounding properties which are constructed of other colours and another dwelling located nearby also has cladding similar to that as proposed. As such, whilst the cladding may impact upon the spatial pattern, due to the various styles within the area it cannot be considered out of character and is not considered to have any adverse harm upon the character and appearance of the area and accord with DDM1 and DDM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The development proposes a part single and two storey extension. The property has an existing conservatory which will be replaced with a two storey extension. It will extend 5m from the rear of the existing dwellinghouse, with a total height of 6.7m, siting below the ridge height with eaves to match that of the existing house with a gable roof.

Whilst the proposed two storey development appears large it only extends 1.5m further than the existing conservatory and due to the siting of the dwelling and the sufficient boundary treatment and 3.8m separation to the east, it is not considered to appear overbearing upon neighbouring properties.

The two storey projection will have a width of 4.5m, this will then reduce to single storey level extending the remaining width of the rear dwelling at 9.4m. The depth of the single storey will also reduce to 2.5m therefore it will sit slightly behind the two storey projection. The dwelling currently has a side extension running along the western elevation which extends 1.5m past the rear wall of the dwelling. This existing side addition will join with the rear single storey extension to create an L shaped extension at a maximum of 3.8m in height. Due to its design and siting is not considered overbearing.

The extensions propose doors to the ground floor level. This is not considered to give rise to any views additional to that which are already possible and due to the sufficient boundary treatment views would be intervene by hedging and fencing. The two storey projection also proposes a window at first floor to the west, east and rear elevation. With 15m to the rear boundary and no neighbours at this elevation, the window to the south is not considered to give rise to any overlooking. The window to the west may have the potential for some overlooking however due to the distance to the boundary fence at 11m it is not considered significant. The proposed window at the eastern elevation may also give rise to overlooking and with a window to the side elevation at the neighbouring property also, due the position of the window

it will therefore be conditioned that the window to the eastern elevation shall be obscured glazed and non opening below 1.7m in order to mitigate against any overlooking to the property at No. 9 Chawkmare Coppice, as such the development accords with DDM1 and DDM4 of the Arun Local Plan.

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

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:
- Existing and Proposals - A1 Rev A

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 of the Arun Local Plan.

- 3 The first floor window on the eastern 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 DDM1 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.