

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

REF NO: AW/232/20/HH

LOCATION: 2 Priory Close
Aldwick
PO21 4HH

PROPOSAL: Single storey front and rear extension (Resubmission of previously approved AW/87/20/HH)

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION Single storey front and rear extensions (Resubmission of previously approved AW/87/20/HH)

RELEVANT SITE HISTORY

AW/87/20/HH	Single storey front & rear extensions & detached outbuilding.	ApproveConditionally 19-05-20
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REPRESENTATIONS

Aldwick Parish Council - No objection

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

2km Buffer for Site of Special scientific Interest
Pagham Harbour Zone B
Within the Built Up Area Boundary
Tree Preservation Orders

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:

CONCLUSIONS

PRINCIPLE

The development is situated in the built up area boundary where the principle of development is acceptable subject to accordance with relevant development plan policy SDSP2. The key policies considered are DDM1, DDM4 and DSP1 of the Arun Local Plan. Aldwick does not have a Neighbourhood Plan however does have a Parish Design Statement with the proposal located within Area 3.

DESIGN AND VISUAL AMENITY

The proposal is sited to the front and rear of the property, as such some of the works will be readily visible from the road, with the rear extension being shielded to views from the road.

The porch will infill an existing void at the front of the property and protrude to a depth of 1.5m past the existing plane of the Northern elevation, with a total width of 7.2m, some 2.6m wider than the previous application. It will be constructed with a small pitch roof with a flat roof section on top, a sky lantern will sit on the flat roof creating a total height of 3.8m with eaves to match that of the host dwelling.

The rear extension will have a depth of 1m to match the existing rear elevation to the west, filling the existing gap with a width of 4m. The rear extension has a flat roof with a sky lantern giving it a maximum height of 3.5m with a eaves height that matches the existing.

There is no overlooking as all works are at ground floor level with no windows that gain views that would not be available from the public realm.

The proposed front extension, although extended in size over the previously approved application, is still felt to be subservient and sympathetic in appearance to the host dwelling. Its design is considered to appear in keeping with the host dwelling.

The development proposed appears acceptable in terms of the scale and design and is not deemed to impact upon the spatial pattern or character of the area and accord with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The extensions outlined in this application are not considered to have a demonstrative impact on the neighbouring properties due to their scale and siting. The extensions are not considered to add bulk or encroach upon the boundaries as such they are not considered to result in an adverse overbearing or overshadowing.

The alterations are modest and due to their size and location are not considered to give rise to adverse impacts upon neighbouring amenity by way of overbearing, overshadowing or overlooking and accord with DDM1 and DDM4 of the Arun Local Plan.

SUMMARY

The proposal is deemed to accord with relevant development plan policies and as such is recommended for approval.

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), Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for refusal of permission in this case interferes with applicant's right to respect for their private and family life and their home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of neighbours). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for refusal 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 materials and finishes of the external walls and roofs of the extensions hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policy D DM1 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 identifying matters of concern with the proposal and determining the application within a timely manner, clearly setting out the reason(s) for refusal, allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied by a revision to the proposal. The Local Planning Authority is willing to meet with the Applicant to discuss the best course of action and is also willing to provide pre-application advice in respect of any future application for a revised development.