

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

REF NO: AW/235/18/HH

LOCATION: 61 Queens Fields West
Aldwick
PO21 5SH

PROPOSAL: First floor extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application proposes a first floor extension above an existing single storey rear extension.
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REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Aldwick Parish Council provided no response.
No representation from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
Built up area boundary
PD Restriction
Open plan condition

DEVELOPMENT PLAN POLICES

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
SDSP2	SD SP2 Built-up Area Boundary
DSP1	D SP1 Design

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 considered acceptable subject to accordance with relevant development plan policies. The key policies considered are DDM1 and DDM4 of the Arun Local Plan.

Aldwick does not have a made neighbourhood plan but does have a Parish Design Statement which is of relevance to the application. The property is located within Area 15.

The site is occupied by a two storey semi detached dwelling with a detached garage.

DESIGN AND VISUAL AMENITY

The proposal is situated to the rear of the dwelling and therefore is not directly visible from the street scene. It may be possible to view the proposal from the northern elevation however views will be minimal.

The extension is considered to appear well integrated and subservient in appearance and will be constructed with materials to match that of the host dwelling. Resultant of its location and design, it is not considered have an adverse impact upon the spatial pattern or character of the area and accord with DDM1 and DDM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The existing single storey rear extension currently stands at 4m in height. The addition of a first floor extension will increase the height to approximately 7.2m. It will be constructed with a pitched roof and sit around 0.75m below the ridge height of the host dwelling. The extension has a depth of around 2.4m.

Due to the siting of the host dwelling, the proposal does not extend beyond the rear wall of the neighbouring property to the south and therefore does not appear overbearing or give rise to any adverse overshadowing. The proposal also retains 5.1m separation to the boundary to the north which is considered sufficient to prevent any adverse impacts upon this elevation.

There will be 1 window installed to the rear and whilst this would give rise to some overlooking to the southern and western elevation, overlooking is already possible from the existing first floor window and it is not considered that it would increase significantly from that which is already possible.

A window will also be constructed to the first floor north elevation. Whilst it serves a bathroom there may be potential for views over the neighbouring property and as such it will be conditioned to be obscured glazed in order to prevent the potential for overlooking at this elevation.

The proposed first floor extension is not considered to give rise to any significant overbearing, overlooking or overshadowing and as such is in accordance with DDM1 and DDM4 of the Arun Local Plan.

SUMMARY

The proposed development is considered to accord with the relevant development plan 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
 - Proposed Ground Floor , Location and Block Plan - Sheet 1 of 3
 - Proposed First Floor and Elevations - Sheet 2 of 3
 - Existing plans 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 policy DDM1 of the Arun Local Plan.

- 3 The bathroom window on the first floor north elevation of the building shall at all times be glazed with obscured glass and only openable at least 1.7m above finished floor level.

Reason: To protect the amenities and privacy of the adjoining property 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.