

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

REF NO: AW/236/21/HH

LOCATION: 25 The Fairway
Aldwick
PO21 4HD

PROPOSAL: Erection of single storey rear extension. This application may affect character & appearance of a conservation area.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks planning permission for the construction of a single storey rear extension measuring approximately 1.9m in depth and 5m in width with an eaves height of 2.37m and a ridge height of 3.6m. The extension would be constructed from materials which will match in appearance those of the existing dwelling.
RESIDENTIAL DEVELOPMENT N/A DENSITY (NET)	

REPRESENTATIONS

No letters of representation were received.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

Aldwick Parish Council - No objection

POLICY CONTEXT

Designation applicable to site:
Within BUAB
Conservation Area

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
HERDM3	HER DM3 Conservation Areas
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

The key policies are D DM1 and D DM4 of the Arun Local Plan. Aldwick does not have a neighbourhood development plan but does have a village design statement.

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.

Policy HER DM3 relates to conservation areas and state that proposals must protect and if possible, enhance the setting of each.

Chapter 16 of the NPPF paragraphs 189, 190, 192, 193 and 196 relates to identification and assessment of the significance of the heritage asset, the weight given to the conservation of the asset and the its weight against public benefits of the proposal.

DESIGN AND VISUAL AMENITY

The extension will reflect the scale and appearance of the existing single storey element to the rear of the dwelling. The extension appears in keeping and sympathetic to the character of the dwelling.

By virtue of the extensions location to the rear it will not be visible in the street scene and as such would not give rise to any adverse harm to the established character of spatial pattern of the locality.

The development is deemed to accord with policies D DM1, D DM4 and D SP1 of the Arun Local Plan.

RESIDENTIAL AMENITY

The extension will be located approximately 1.62m from the boundary at its closest point and the neighbouring single storey garage. Despite the proximity of the extension to the boundary it is considered that by virtue of its design and scale that it would not give rise to any unacceptably adverse overbearing or overshadowing impacts on the residential amenity of neighbouring properties.

The single storey extension is deemed to accord with policy D DM1 of the Arun Local Plan.

IMPACT ON CONSERVATION AREA

The site falls in the Aldwick Bay Conservation Area. Para 195 of the NPPF requires the LPA consider the significance of the impact on that heritage asset. The proposal has limited impact on the significance of the heritage assets due to its siting at rear so does not harm the Conservation Area.

Under Para 202 of the NPPF the development will lead to no harm to the Conservation Area due to its size, design and restricted views from street scene.

The single storey extension is sensitively designed, constructed of appropriate materials and is sympathetic in scale, form and detailing and retains the qualities of the existing building. The extension accords with policy HER DM3 of the Arun Local Plan and the National Planning Policy Framework.

SUMMARY

The single storey extension by virtue of its design, siting and scale would accord with all relevant development plan policies and as such is recommended for approval subject to the below conditions.

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 and Site Plan - Rev A - 07/07/2021
- Proposed Elevations - Rev C - 07/07/2021

- Proposed Ground Floor Plan - 06/07/2021

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 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.