

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

REF NO: AW/237/18/HH

LOCATION: 28 Apple Grove
Aldwick
PO21 4NB

PROPOSAL: Front single storey extension & roof alterations.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks a front extension to the existing garage and to construct a pitched roof. The application also to replace the existing roof tiles with smooth grey mini Stonewold roof tiles.

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Aldwick Parish Council provided no response.
Aldwick Bay Company Limited provided no objection however note comments from number 27.

1 letter of objection from a nearby neighbour.
- The alteration to the roof would overshadow our southern elevation.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
Built up Area Boundary
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)
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

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 Arun Local Plan.

Aldwick does not have a 'made' neighbourhood plan however does have a parish design statement which is of relevance to the determination of the application with the property located within Area 1.

The site is occupied by a detached chalet bungalow with an attached garage.

DESIGN AND VISUAL AMENITY

The proposal seeks an extension to the front of the property and therefore the development will be visible from the street scene. The extension to the front is modest and whilst the construction of a pitched roof increases the bulk of the development, it is considered well integrated. The development extends forward of the principal elevation however, there is sufficient space to the front boundary retained and therefore it is also not considered to be visually obtrusive or prominent.

Whilst there are few examples of front extensions, surrounding properties are of a varied design and style, it is not considered out of character. The replacement of roof tiles is also considered acceptable due to the variety of styles within the area.

The proposed development is not considered to have an adverse impact on the character or appearance of the host property or wider area and as such in accordance with DDM1 and DDM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The proposed extension will extend forward of the principal elevation by 2.5m. This will have a pitched roof with a maximum height of 5.6m, which sits around 1.4m below ridge height of host dwelling. This will extend around 8.5m along the north eastern elevation. The height of the roof will then reduce to a single storey flat roof as it meets an existing extension to the rear of the garage.

Due to the siting of the dwelling, it is likely that the development will give rise to some loss of light to the neighbouring property at the north however, as the roof reduces to single storey level towards the rear and given the 7.75m (approx.) separation distance from the proposed extension and the side of 27 Apple Grove, is it not considered to be significant in which a refusal is justified.

A window will be replaced with a door in the northern elevation of the garage however this is not considered to give rise to any additional overlooking at the neighbouring property. As such, the proposal accords with DDM1 and DDM4 of the Arun Local Plan.

SUMMARY

The proposed development is deemed accord with 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
 - Proposed Plan, Location and Block Plan Sheet 1 of 3
 - Proposed Elevations - Sheet 2 of 3
 - Existing Plan, Elevations and Roof Plans 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 **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.