

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

REF NO: AW/239/18/HH

LOCATION: Oak Tree Cottage
Acorn End
Aldwick
PO21 4JA

PROPOSAL: Single storey side extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This application seeks planning permission for the construction of a single storey side extension. The proposed extension will measure approximately 6.7m in width, 9.12m in length and with a height of 3.95m
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REPRESENTATIONS

REPRESENTATIONS RECEIVED:

No response from Aldwick Parish Council.
No representations received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
Built up area boundary.
Not within a Conservation Area.

DEVELOPMENT PLAN POLICES

SDSP2	SD SP2 Built-up Area Boundary
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

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. As stated in SDSP2 the key policies considered are DDM1 and DDM4. Additionally, the criteria within the Aldwick Parish Council.

DESIGN AND VISUAL AMENITY

The proposed extension is situated to the side of the property and will therefore be visible in the street scene. Although the extension will be prominent in the street scene it is considered that due to the siting and size of the proposal it will be well integrated and subservient to the main dwelling. The materials used will match that of the existing dwelling and it is considered that the development will not have any unacceptable adverse impacts upon the character of the area and accord with the policy DDM1 and DDM4 of the Arun Local Plan.

The Conservation Officer was verbally consulted as the neighbouring property to the south, Old Manor Cottage 30 Barrack Lane, is a Grade II Listed Building. It was considered that the proposal would not have an adverse impact on the setting of the Listed Building.

NEIGHBOURHOOD RESIDENTIAL AMENITY

The proposed extension will be sited to the side of the dwelling and will extend approximately 9.12m in length, 6.7m in width and with a height of 3.95m. The proposed extension will be situated approximately 1.5m from the Northern boundary, 3.03m from the Eastern boundary and 3.18m from the Western boundary. There are 2 No doors proposed to the North and East elevation, however these face the rear of the neighbouring gardens and will have intervening boundary treatment. Therefore, by virtue of the proposals siting, design and scale it is considered that the development will not result in any harmful overbearing, overshadowing and overlooking impacts upon the neighbouring residential amenity and therefore in accordance with policies DDM1 and DDM4 of the Arun Local Plan.

As the Proposed floor plan indicates that the proposed extension could be used as a single unit of accommodation. Therefore, a condition has been added to application that the dwelling shall be occupied solely for purposes ancillary to the occupation and enjoyment of Oak Tree Cottage, Acorn End, Aldwick as a dwelling and shall not be used as a separate unit of accommodation.

SUMMARY

The proposed development is deemed to accord with relevant development plan policies and as such is recommended for approval subject to the following 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 Proposed Plans Sheet 1 of 3 and Proposed Elevations Sheet 2 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 accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of Oak Tree Cottage, Acorn End, Aldwick as a dwelling and shall not be used as a separate unit of accommodation.

Reason: To accord with policies DDM1 and DDM4 of the Arun Local Plan and to prevent the establishment of an additional independent unit of accommodation which would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent dwellings.
- 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.