

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

REF NO: AW/245/18/HH

LOCATION: 22 The Fairway
Aldwick
PO21 4ES

PROPOSAL: Single storey side extension. This application affects the character & appearance of the Aldwick Bay Conservation Area.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a single storey side extension. This largely replaces an existing extension to the side of the dwelling.
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RELEVANT SITE HISTORY

AW/370/16/DOC	Application for approval of matters reserved by condition imposed under planning application AW/224/16/HH relating to condition No. 3 (materials) & 4 (details of the construction & materials of all new roof lights)	DOC Approved 30-01-17
AW/224/16/HH	Demolition of existing garage & construction of new 1.5 storey side extension to west elevation	ApproveConditionally 22-09-16

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Aldwick Parish Council provided no response
Aldwick Bay Company Limited provided no objection to the application.
1 letter of representation
- Planning notice has been displayed incorrectly, it is not attached to the property.

CONSULTATION RESPONSES RECEIVED:

Conservation Officer - A discussion was had with the Conservation Officer in which he raised no objections to the application.

POLICY CONTEXT

Designation applicable to site:
 Built up area boundary.
 Conservation Area
 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)
DSP1	D SP1 Design
SDSP2	SD SP2 Built-up Area Boundary
HERDM3	HER DM3 Conservation Areas

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. 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 1.

DESIGN AND VISUAL AMENITY

The proposal is situated to the front western elevation of the dwelling and is visible from the street scene. However due to the siting of the extension and the boundary treatment to the front, views are restricted.

The proposal largely replaces an existing structure and as such is considered well integrated and subservient to the host dwelling. The proposal is situated around 3m further forward than the existing extension however it is still set behind the principle elevation of the dwelling and retains 12m to the front boundary. The area consists of properties with a varied style and design and it is also noted that No.15 The Fairway has a side extension constructed in an appearance very similar to that of what is proposed.

The extension is similar to that which already exists and will be constructed of materials to match the host dwelling. Views of the extension are restricted due to the siting and boundary treatment in place and the development is considered to have a neutral impact upon the Conservation Area.

Due to the design, size and siting of the proposed side extension it is not considered to give rise to any adverse impacts upon the spatial pattern or character of the area and accord with DDM1 and DDM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The existing side addition is situated at an angle extending 6.3m towards the south western boundary. The proposal will alter the siting in such that it will extend straight along the front elevation, which will mean the front boundary of the extension will be sited 3m further north. As such, the depth will increase from around 5m to 11m however the majority of this will be at the front elevation with around 1.5m increase to the rear. The width will remain as existing at around 6m.

The existing extension is currently used as a balcony and the proposal seeks to have the same use. The existing balcony can be accessed via a bedroom door however a staircase will also be installed to the rear of the extension in order to gain access at a width of around 0.8m. A balcony railing will also be installed to the roof of the extension therefore the height will increase from 3.2 to 3.9m.

As the increase in height is due to the addition of balcony railings, it is not considered to appear overbearing or give rise to any overshadowing impacts. Whilst the extension increases in depth slightly to the rear, due to its existing use as a balcony, its siting and the sufficient tree planting any overlooking upon the neighbour to the west is not considered to increase significantly than what can already be achieved.

The doors and windows to the front and rear elevation will remain as existing. There are currently 2 windows to the west elevation however one will be removed and with the development at single storey there is not considered to be any increase in overlooking to neighbouring elevations and accord with DDM1 and DDM4 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord with the 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 Elevations - 7
 - Proposed Elevations - 8
 - Proposed Floor Plan - 3
 - Proposed Floor Plan - 4
 - Location and Block Plan - 1506-1
 - Proposed Elevation - 1506
 - Proposed Floor Plan - 1506
Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 and HERDM3 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.