

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

REF NO: AW/245/24/HH

LOCATION: 6 Willowhale Avenue
 Aldwick
 PO21 4AY

PROPOSAL: Removal of attached garage and erection of single storey extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Aldwick Parish Council - no objection.

No representations received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:
None.

POLICY CONTEXT

Prone to Groundwater Flooding.

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) |

PLANNING POLICY GUIDANCE:

- | | |
|------|-------------------------------------|
| NPPF | National Planning Policy Framework |
| NPPG | National Planning Practice Guidance |

SUPPLEMENTARY POLICY GUIDANCE:

- | | |
|-------|---------------------------------|
| SPD10 | Aldwick Parish Design Statement |
|-------|---------------------------------|

CONCLUSIONS

DESIGN AND VISUAL AMENITY

The site is a detached two storey dwelling along 6 Willowhale Avenue. The proposed extension would be sited to the front, side and rear of the dwelling, replacing the existing garage, and it would be visible from the street scene.

The proposed extension would extend to the front, side (north) and rear (west) of the dwelling. The

extension would have a total depth of approx. 15m, extending 1.3m forward of the principal elevation, which would comply with the maximum recommended depth of 1.5m for front extensions set out within the Arun Design Guide. The extension would measure 4m in width to the front (east) and 7.2m in width to the rear (west). The extension features a pitched roof to the front (east) of the extension, which would adjoin a flat roof to the side and rear of the extension. The maximum height of the proposal would be 3.5m, with an eaves height of 2.3m. The roof of the extension would be set down from the main ridge line of the host dwelling.

The Arun Design Guide (ADG) states rear extensions which project up to 3.3m are generally acceptable. The proposed rear extension would exceed the guidance depth, extending 4m beyond the rear elevation of the host dwelling. However, the extension would be acceptable in this instance as it would maintain an acceptable distance (approx. 29m) from the rear boundary fence and the extension would appear visually subservient to the main dwelling.

According to the ADG, side extensions should respond to building design in terms of roof pitch and use complementary and integrated materials and elevational design. The proposed side extension would not unduly obtrude on the host dwelling and would integrate well with the existing dwelling. It would retain the character of the property by featuring similar materials to the existing dwelling and of the locality, and it would not appear adversely out of place within its context.

The extension would feature a window to the front (east) elevation. To the rear (west) elevation, the extension would feature a window and a sliding door. The extension would also feature a set of sliding doors to the south-west elevation. The materials used for the walls would be face brickwork to match existing. The windows would be UPVC, and the doors would be aluminium. The pitched roof of the extension would feature roof tiles to match existing and the flat roof is to be of felt.

The proposed extensions would be well-integrated with the host dwelling and would be finished in materials to match the existing and the proposed development is in accordance with policies D DM1 and D DM4 of the Arun Local Plan (ALP).

RESIDENTIAL AMENITY

Part M of the ADG states householder extensions should protect neighbouring amenity in terms of privacy and overshadowing, considering the positioning of neighbouring buildings and respond to existing elevations through the size and positioning of doors and windows.

The side extension would be set in from the flank boundary of the application site. Therefore, whilst it is noted that it would intrude a 60-degree splay line when taken from the closest window of neighbouring properties, given the high fence line and that the extension would be set in from the shared boundaries with the adjoining neighbours, the extension would not result in any adverse impact to neighbouring amenity in terms of privacy or overshadowing.

The proposed extension would be single storey and would be located within close proximity to the boundary fence. This would result in some overbearing or overshadowing effects, however, due to the presence of a high fence line this impact would be limited. The fenestration proposed to the front elevation would not result in any overlooking effects as the extension would overlook Willowhale Avenue and the fenestration proposed to the rear elevation would primarily overlook the rear garden amenity. There is a slight loss of external garden amenity space but 29m of permeable surfaces would be retained to the rear.

The proposal is in accordance with policies D DM1 and D DM4 of the ALP in that it would not result in unacceptable adverse overshadowing, overlooking or overbearing effects on neighbouring properties.

SUMMARY

The proposed development is in accordance with relevant development plan policies and is recommended for approval subject to the following conditions and informatives.

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.

CIL DETAILS

This application is not CIL liable.

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 and documents.

Location, Block Plan & Proposed GF Plan - Sheet 1 of 3.
Proposed Elevations Sheet 2 of 3.
Bio-Diversity Statement. (received- 24/09/2024).

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 The materials and finishes of the external walls and roof of the extension hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policies D DM1 of the Arun Local Plan.

- 4 Based on the information available, this permission is exempt from the requirement to provide a biodiversity gain plan under Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990. The following exemption applies:

This planning permission is for development which is a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

- 5 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.