

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

REF NO: AW/246/20/HH

LOCATION: 14 Regis Avenue
Aldwick
PO21 4HQ

PROPOSAL: Front porch extension and front extension to existing garage including raising height of garage roof.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above

REPRESENTATIONS

No objection .

Aldwick Bay Estate: No objection

One letter of representation not objecting but raising concerns regarding overshadowing as well as civil matters such as the party wall agreement.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

2km Buffer for Site of Special Scientific Interest
Pagham Harbour Zone B
Tree Preservation Order
Within the Built Up Area Boundary

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

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 site in 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 D DM1 and D DM4 of the Arun Local Plan.

Aldwick does not have a Neighbourhood Plan however does have a Parish Design Statement which is of relevance to the application. The property is located within Area 15.

DESIGN AND VISUAL AMENITY

The proposal will be situated to the front of the property and run along the side elevation and is visible from the street scene.

There is a garage which will be extended 2.6m towards the front of the property, also a porch will be constructed to the front. The porch extends approximately 1m beyond the principle elevation with a width of 2.3m. It will have a pitched roof with a height of around 4.25m with an eaves height of 2.5m to match that of the existing dwellinghouse. The development appears well integrated with the dwelling and does not appear as an unduly dominant feature.

The surrounding properties are mixed in appearance and the addition will not result in the dwelling appearing out of character within the street scene.

Due to the design and siting, the proposal is not considered to adversely impact the spatial pattern or character of the area and accord with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The extension to the garage will run along the east elevation. This will run along the boundary however, is the same siting as the existing and with no windows to the side of the neighbouring property, it is not considered to appear overbearing or overshadowing due to its size. There will be negligible overshadowing to the neighbour due to the single storey nature of the garage when set against the higher bungalow.

There are no windows to the side elevation of the garage and with the alterations to the front overlooking the street scene. As a result, the proposal is not considered to result in adverse overlooking.

The proposed porch will be sited to the front and sufficiently away from the neighbouring property for there to be no unacceptable overlooking/dominating impact.

The development due to the siting and size is not considered to give rise to adverse impacts upon amenity and accord with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The development accords with relevant development plan policies and as such 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:
 - Location Plan, Block Plan and Proposed Floor Plan and Elevations Sheet 1 of 2
 - Existing Floor Plan, Elevations and Existing and Proposed Roof Plan
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.