

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

REF NO: AW/247/19/HH

LOCATION: 12 Blondell Drive
Aldwick
PO21 4BQ

PROPOSAL: First floor rear extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above

RELEVANT SITE HISTORY

AW/164/17/HH	Pitch roof side extension at first floor level and new pitch roof over porch	ApproveConditionally 25-08-17
AW/309/16/HH	Pitch roof side extension at first floor level above the existing garage	Refused 23-12-16
AW/176/03/	Single storey rear extension and alterations (Re-submission of AW/133/03)	ApproveConditionally 15-08-03

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Aldwick Parish Council

Decision: NO OBJECTION

Members did not raise any objections.

No representation from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
 Pagham Harbour Zone B
 2km Buffer for Site of Specific Scientific Interest
 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
SDSP2	SD SP2 Built-up Area Boundary

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 D DM1 and D DM4 of the Arun Local Plan.

Aldwick does not have a made Neighbourhood Plan however does have a Parish Design Statement. The property is located within Area 7.

DESIGN AND VISUAL AMENITY

The extension is sited to the rear of the dwelling and will not be visible from the street scene. Whilst the addition adds bulk to the rear elevation, the proposal is considered well integrated with the dual roof hipped to match that of the existing. It is also considered proportionate to the size of the dwelling with materials to match.

Due to the siting of the extension, it is considered to have no significantly detrimental impact upon the wider locality of the area in itself, as there are few viewpoints of this aspect of the application from the street scene.

RESIDENTIAL AMENITY

The proposal will construct a first floor extension to the existing rear addition which has a depth of 5.3m. The height will increase from a lean to roof to a hipped roof to match the eaves height of the host dwelling with a pitch height 0.5m lower than that of the host dwelling. Whilst this adds bulk to the rear, the dwelling to the north west has a pitched roof addition at the boundary and as a result the development is not considered to appear overbearing or overbearing upon this property. The neighbouring property (No. 14) has a window to the side of the dwelling that faces the proposed, this is not the main window to the room. As well as this the neighbouring window has views that are currently obscured by the existing property therefore, the proposal will not have a demonstrable impact on the views or overshadowing.

There will be 1 additional window facing north west however, this serves the garden and is not considered to result in adverse overlooking.

As a result of the siting and design, the proposal is not considered to harm neighbouring amenity by way of overbearing, overshadowing or overlooking and accord with D DM1 and D DM4 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

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:
 - Block and Location Plans 1937 P 01
 - Proposed Floor Plans 1937 P 04
 - Proposed Elevations 1937 P 05
 - Perspective Views 1937 P 06

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy XXXXXXXXXX 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.