

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

REF NO: AW/249/20/HH

LOCATION: 5 Stanbrok Close
Aldwick
PO21 3SN

PROPOSAL: Garage conversion to annexe and side extension to rear of garage.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

RELEVANT SITE HISTORY

AW/193/20/CLP	Lawful development certificate for a proposed garage conversion to annexe and side extension to rear of garage.	PP Required 23-09-20
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REPRESENTATIONS

Aldwick Parish Council - No Objection.

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

None

POLICY CONTEXT

Designation applicable to site:
2km buffer zone for SSSI
Pagham Harbour Zone B

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

CONCLUSIONS**DESIGN AND VISUAL AMENITY**

The application seeks permission for a modest flat roof extension to the rear of the garage to the Northern Elevation. This application seeks to create an ancillary residential annex through the conversion of the existing garage and the proposed extension.

The eaves to the proposed extension are to be approximately 100mm higher than the eaves to the existing roof, it is felt that this is not a significant difference, therefore the proposed extension is still felt to be subservient to the host dwelling.

It is proposed that the materials will be of a similar appearance to the existing dwelling and as such will appear well integrated.

The extension is not expected to be visible from the street scene.

The proposed fenestration will have a similar appearance to that of the host dwelling and is therefore felt to be in keeping.

The Village Design Statement is not thought to be applicable with this application due to the limited impact on the street scene.

With regards to the siting, scale and design, the proposal is not deemed to adversely impact the spatial character of the local area, many of the neighbouring properties already having various extensions, nor does it have an overbearing effect on the property to the East as it does not encroach further towards the shared boundary, in accordance with DDM1 and DDM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The proposed extension will sit behind the existing double garage, springing from the northern elevation by 3.5m. Additionally, it is proposed to be the full width of the garage at approximately 5.4m.

The 1.4m gap between No 5 and its closest neighbour to the East will be maintained, no windows are proposed to the Eastern Elevation therefore no issues regarding overlooking are expected. No further views, other than those that are already visible are expected to occur, with all proposed fenestration located on the Northern, Western and Southern Elevations.

There have been no objections from the neighbours and with no objection received from the parish, the development is considered acceptable.

The development is not considered to result in adverse harm upon neighbouring occupiers by way of overbearing, overshadowing or overlooking and accord with DDM1 and DDM4 of the Arun Local Plan.

Pagham Harbour

The annexe is within 5km of Pagham Harbour but no payment is required via a s106 as there is no new

independent accommodation.

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.

CIL DETAILS

This application is CIL Liable therefore developer contributions towards infrastructure will be required (dependant on any exemptions or relief that may apply)

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 PA-340-06A
 - Proposed Elevations PA-340-07A
 - Proposed Site Plan PA-340-01
 - Existing Elevations PA-340-03

- Existing Plans PA-340-02
- Sections PA-340-04
- Location and Block Plans PA-340-05

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DSP1, DDM1, DDM4 of the Arun Local Plan.

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

Reason: In the interests of amenity in accordance with policies DSP1, DDM1 and DDM4 of the Arun Local Plan.

- 4 The accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of 5 Stanbrok Close 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.

- 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.