

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

REF NO: AW/250/21/HH

LOCATION: 28 Christchurch Crescent
West Meads
PO21 5SP

PROPOSAL: Removal of existing conservatory and erection of single storey rear extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a single storey extension.
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REPRESENTATIONS

Aldwick Parish Council provided no objection.

No representation received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

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
SPD13	Arun District Design Guide (SPD) January 2021

CONCLUSIONS

PRINCIPLE

The key policies considered are D DM1 and D DM4 of the Arun Local Plan.

Aldwick does not have a neighbourhood plan although does have a parish design statement with the property located within Area 15.

DESIGN AND VISUAL AMENITY

There is an existing conservatory which will be removed and replaced with a rear extension, albeit slightly larger in size. The extension is located to the rear of the property and is not visible from the wider area.

The extension will increase in depth approximately 1m to 4.3m. The width of the extension will increase by 2.8m.

The extension is modest in size and integrated with the host dwelling.

Section M of the Arun Design Guide states 'the scale, massing and positioning of extensions should be visually subservient to the existing property'. The proposal is considered to comply with this in such that the design responds to and complements the existing character and appearance of the dwelling. The scale and massing is also appropriate.

The proposal due to its siting is not considered to result in harm upon the appearance of the street scene or wider area in accordance with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The extension has a depth of 4.3m and will extend along part of the rear boundary. This will extend behind the existing garage, retaining 1.1m is retained to the eastern boundary.

The extension will have a flat roof, with a height of 2.85m.

The neighbouring property at 26 has a projection serving a garage and the addition whilst closer to the boundary, is not considered to result in adverse overbearing or overshadowing, extending to the same depth as the neighbouring dwelling.

7.5m is retained to the western boundary and 7.15m to the rear which is sufficient as not to result in adverse harm.

Doors and windows will overlook the garden of the host dwelling and are not considered additional to that already achievable from the existing conservatory.

Due to the siting and design of the extension, it is not deemed to result in adverse overbearing, overshadowing or overlooking upon amenity and accord with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord 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.

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, Block, Proposed Elevation and Floor Plan - Sheet 1 of 2.
- Proposed Roof Plan - Sheet 2

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.