

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

REF NO:	AW/256/17/HH
LOCATION:	1 Wilman Gardens Aldwick PO21 4BP
PROPOSAL:	Two storey side extension, single storey rear extension, new boundary wall & new vehicular access.

SITE AND SURROUNDINGS	
DESCRIPTION OF APPLICATION	As above The proposed two storey side extension measures approximately 3.2m wide, 5.7m long and 6.7m high (max). The proposed single storey extensions measures 2.3m deep, 9.5m wide and 3.5m high with 3 rooflights. The application also includes a new vehicle access to be constructed of brick paviours. The application has been amended following discussions with officers to remove the boundary wall around the side of the site fronting Wilman Gardens. The proposed materials would match the existing property.
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	The application site has an open frontage with mature planting and a low hedge. To the side the area is open with a further wall setback form the back of the pavement by approximately 1m.
SITE CHARACTERISTICS	The application property comprises a semi detached house constructed of brick and render beneath a tile roof. The property is joined to No.27 Blondell Drive. The property is located at the junction of Wilman Gardens and Blondell Drive.
CHARACTER OF LOCALITY	Residential comprising a modern estate made up of similar size and scale of properties.

RELEVANT SITE HISTORY

There is no relevant planning history.

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

No response received from Aldwick Parish Council

One letter of support has been received in response to public consultation;
We like the design, and feel this would create a great family home adding much needed space. It will also be good to see local homes being brought forward into the 21st century.

COMMENTS ON REPRESENTATIONS RECEIVED:

The comments are noted and issue of design is addressed in the conclusion below.

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

None

COMMENTS ON CONSULTATION RESPONSES:

Comments noted

POLICY CONTEXT

Designation applicable to site:

Built up area

DEVELOPMENT PLAN POLICES[Arun District Local Plan \(2003\):](#)

GEN2	Built-up Area Boundary
GEN7	The Form of New Development
GEN9	Foul and Surface Water Drainage
DEV19	Extensions to existing residential buildings

[Publication Version of the Local Plan \(October 2014\):](#)

D DM1	Aspects of Form and Design Quality
D DM4	Extensions & Alterations to Existing Buildings
D SP1	Design
SD SP2	Built -Up Area Boundary
T SP1	Transport and Development
W DM3	Sustainable Urban Drainage Systems

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

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

POLICY COMMENTARY

The Development Plan consists of the Arun District Local Plan 2003, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

A new local plan is in preparation and is a material consideration when determining Planning Applications. At this stage the Arun District Local Plan 2011-2031 (Publication Version) October 2014 and supporting documents were submitted for independent examination on 30 January 2015.

A number of Main Modifications to the Arun District Local Plan 2011-2031 (Publication Version) October 2014 were approved by the Council on 22nd March 2017 and consultation on these has taking place. The Main Modifications should be read alongside the Arun District Local Plan 2011-2031 (Publication Version) October 2014 and where there are changes the Main Modification. The examination was completed in September 2017.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

The Neighbourhood Development Plan

Where applicable, Neighbourhood Development Plan's (more commonly known as a neighbourhood plan or NDP), once made by Arun District Council, will form part of the statutory local development plan for the relevant designated neighbourhood area. Whilst an NDP is under preparation it will afford little weight in the determination of planning applications. Its status will however gain more weight as a material consideration the closer it is towards it being made. Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation (Reg.14).

Made Plans in Arun District Council's Local Planning Authority Area are: Aldingbourne; Angmering; Arundel; Barnham & Eastergate; Bersted; Bognor Regis; Clymping; East Preston; Felpham; Ferring; Kingston; Littlehampton; Rustington; Walberton; Yapton.

Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation(Reg.14).

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND**PLANNING**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material

considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

The dwelling is located within the built-up area boundary in an established residential area where the principle of development is acceptable subject to compliance with relevant development plan policy.

The proposed two storey side extension is sited on the west elevation of the house fronting Wilman Gardens. It is set behind the front elevation of the house by 3m and is set in from the back of the pavement by 3m. The extension will be clearly visible from both Blondell Drive and Wilman Gardens. The proposed extension is set done approximately 0.8m below the height of the main house roof. There is a dormer window in the rear elevation / roof. Although the property is sited on a prominent corner plot the proposed extension is set in from the pavement and continues to provide an area of open space along Wilman Gardens. The dormer is small and sits well in the roof slope and has been designed to reflect the character of the area. The proposed extension appears subordinate to the main house. Given its design and appearance and its siting within the application site the proposed two storey extension is not considered harmful to the character and appearance of the area.

The rear extension is not visible from Blondell Drive and due to boundary treatment is not readily visible from Wilman Gardens. Given the height and depth of the extension, which retains an adequate amount of garden space, 10m to rear boundary, is considered to be subordinate to the main house.

The original proposal for a boundary wall which would remove the open plan nature of the house has been removed and as such is no longer a consideration.

Materials to match the existing house

Therefore, it is not considered that the proposed development, as a whole, would have any adverse harm to the character and appearance of the host property or the wider area.

With regard to the amenity of adjoining occupiers the proposed single storey extension would be built up to the boundary with the property to the east, No. 27 Blondell Drive. However, this property has a conservatory with a solid concrete wall on the boundary. Therefore, given the height and depth of the proposed extension it is not considered that the proposed extension would harm the amenity enjoyed by the occupiers of No.27 Blondell Drive due to loss of outlook or privacy. There is no property to the west.

Due to the position of the two storey side extension there will be no impact upon the amenity of adjoining occupiers.

The proposed vehicle access would be sited close to the junction of Blondell Drive and Wilman Gardens. However, this arrangement does occur elsewhere along Blondell Drive. It is considered that adequate

visibility can be achieved in all directions. As such it is not considered that the proposal would be harmful to the interest of highway safety. In addition, the principle of such an access could be achieved under permitted development rights. The proposed pavements would not be harmful to the character and appearance of the area although a condition in relation to surface water drainage is considered appropriate.

Therefore, in summary, it is not considered that there would be any adverse harm to the living conditions of neighbouring properties, the character of the area or highway safety. The proposed development therefore complies with adopted policies in the Arun Local Plan 2003 and the Aldwick Parish Design Statement.

It is therefore recommended that permission be granted subject to the following conditions.

HUMAN RIGHTS ACT

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 sheet 1 of 4, sheet 2 of 4, sheet 3a of 4 & sheet 4 of 4

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District 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 GEN7 and DEV19 of the Arun District Local Plan.

- 4 No part of the development shall be first occupied until provision has been made within the site in accordance with plans and details to be submitted to and approved by the Local Planning Authority to prevent surface water draining onto the public highway.

Reason: In the interests of road safety and to comply with policy GEN9 of the Arun District Local Plan.

- 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.