

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

REF NO: AW/25/20/HH

LOCATION: 4 Elizabeth Avenue
Aldwick
PO21 3EL

PROPOSAL: Single storey front and rear extensions.

SITE AND SURROUNDINGS

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

REPRESENTATIONS RECEIVED:

Aldwick Parish Council
No objection
No representation received from nearby occupiers

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
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 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 with the property located within Area 7.

DESIGN AND VISUAL AMENITY

The proposal will construct an extension to the front of the property and as such it is highly visible from the street scene.

The extension will be situated to the south west elevation with a depth of 3.9m and a width of 3.4m. This does not extend beyond the front elevation and as such is not considered to appear unduly dominant upon the street scene.

There are examples in the surrounding area of similar extensions to that proposed and as such it is not considered to appear out of character with the area.

There is a small section of cladding proposed which will sit below the front facing window to the front extension. Whilst the use of this material is not common with the area, it only covers a small part of the extension and is not considered to appear significantly out of character.

The extensions are well integrated and modest in size and as such are 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 front of the property retains approximately 1.8m to the southern boundary. This will have a flat roof with a height of 2.6m. Due to the siting to the front, it is not considered to give rise to adverse impacts upon neighbouring amenity

To the rear there is an existing extension however this will be increase in depth by a further 3m. This will therefore have a total depth of 7m. The depth however matches that of the neighbouring property at No.2.

The rear extension will have a height of around 2.7m which matches the existing rear addition. Due to the siting of the neighbouring property to the south and with a garage at the boundary, the extension is not considered to give rise to adverse impacts.

There is a utility area to the northern boundary however this will be removed which will provide an increased separation to the boundary of approximately 1.6m, with 1.8m retained to the south.

There will be glazed doors to the rear however with the development at single storey, views are not considered to increase from that which is already available. There will also be an additional window to the front extension which will overlook the street scene.

The proposal due to the design and siting is not considered to harm amenity by way of overbearing, overlooking or overshadowing and accord with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord with 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
 - Location and Block Plan - P02
 - Proposed Plans - P01a

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.