

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

REF NO: AW/25/26/HH

LOCATION: 6 Leecroft
Aldwick
PO21 3SY

PROPOSAL: Side and rear single storey extensions.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Aldwick Parish Council - No objection.

No representations received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built Up Boundary Area.

Within an area with potentially high ground water.

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions and alter to exist builds (res and non-res)

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
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CONCLUSIONS**DESIGN AND VISUAL AMENITY**

The site is a link detached, two storey dwelling located at 6 Leecroft. This application seeks planning permission for the construction of single storey side and rear extensions.

The proposed single storey side extension to the western flank elevation would be sited to the rear of the existing garage and would replace an existing conservatory, albeit wider and closer to the side boundary. The proposed side extension would result in an increase in width of 0.7m to 3.6m and an increase in depth of 1.1m to 4.5m. The existing pitched roof style would be retained with an increase in height of 3.8m (0.8m increase), whilst the eaves height of 2.3m would be maintained. Given that the single storey side extension would partly replace existing built form and would be of a design which would reflect the existing appearance of the host dwelling, the side extension would not result in harm to visual amenity and is in accordance with Arun Local Plan policies D DM1 and D DM4 and the Arun Design Guide (ADG).

The proposed single storey rear extension would have width 3.2m and a depth of 3m and the pitched roof would have a height of 3.5m and an eaves height of 2.3m. Therefore, the proposed single storey rear extension would be in accordance with Part M of the ADG in terms of its depth and scale, and the proposed rear extension would not result in any harm to visual amenity, in accordance with Arun Local Plan policy D DM4 and the ADG.

Proposed fenestration within the rear elevation would include a three-casement window and a double panelled sliding door. Within the western flank elevation of the proposed single storey rear extension would be a double panelled sliding door. A rooflight is proposed within the pitched roof of the side extension. The proposed fenestration would match the existing and would not result in harm to visual amenity.

The proposal would be finished in materials to match the existing; painted render, plain concrete tile hanging to upper gable walls, interlocking concrete roof tiles, and white PVC framed double glazed fenestration. The proposed materials would ensure the extensions would integrate with the host dwelling, and would not result in harm to visual amenity.

Given the siting, scale, and design, the proposals would not result in harm to visual amenity, nor the character or appearance of the dwelling, street scene, or wider area. The proposal is in accordance with Arun Local Plan policies D DM1 and D DM4 and the ADG.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed single storey side extension would be set back from the rear boundary by 12.3m and set in from the western side boundary by 0.38m. It is noted that the side boundary separation distance would not comply with the minimum guidance of 1m for a single storey extension outlined in the ADG policy M. However, given that the neighbouring dwelling at No. 8 Leecroft to the west, benefits from a similar form of development and that the eaves height would not be significantly higher than the retained high boundary treatment, with the roof pitch set away from the side boundary, the proposed side extension would not result in significant overbearing or overshadowing impacts to the neighbouring dwelling to the west. Given the siting of the side extension, this element would not result in any adverse impacts to the neighbour to the east.

The proposed single storey rear extension would be set back from the rear (north) boundary by 9.3m and set in from the eastern side boundary by 0.98m and from the western side boundary by 6.2m. Given the separation distances and the low eaves height of the proposal, it would not result in overbearing or overshadowing impacts to neighbouring dwellings.

Fenestration would have an overlook over the host dwelling's rear amenity at ground level and therefore not result in loss of privacy or overlooking to neighbouring dwellings. The proposed rooflight would serve the ground floor accommodation and it would be high level. As such, the rooflight would not result in any overlooking.

The proposed development would not result in harm to neighbouring residential amenity by way of overbearing, overshadowing, or overlooking. The proposed development is therefore in accordance with Arun Local Plan policies D DM1 and D DM4 and the ADG.

SUMMARY

The proposed development is in accordance with relevant development plan policies and 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

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 not CIL liable.

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 Site Plans.
 - Proposed Ground Floor Plan.
 - Proposed Elevations.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policies D DM1 and D DM4.

- 3 Based on the information available, this permission is exempt from the requirement to provide a biodiversity gain plan under Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990. The following exemption applies:

This planning permission is for development which is a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Reason: In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).

- 4 INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). 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 NPPF.