

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

REF NO: AW/263/19/HH

LOCATION: The Studio
Cypress Way
Aldwick
PO21 4DF

PROPOSAL: Demolition of front garage and erection of single storey front extension, side chalet extension, rear chalet extension and side & rear single storey extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to demolish an existing front garage and construct a single storey front extension, side and rear chalet extension and side & rear single storey extension.

RELEVANT SITE HISTORY

AW/68/19/T	Crown lift 3m to 1No. Beech tree.	ApproveConditionally 08-04-19
AW/305/18/T	Crown reduction of 3m and crown lift of 3m to 1No. Beech tree. Crown reduction of 6m to 1No. Sycamore tree	Refused 21-01-19
AW/30/04/T	Application to fell 1 mature Walnut tree with Honey Fungus and 1 mature Turkey Oak with advanced Honey Fungus	Withdrawn 13-04-04
AW/180/92	Roof extension	ApproveConditionally 15-01-93
AW/43/88	Erection of new garage	ApproveConditionally 14-03-88

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Aldwick Parish Council

No objection provided the development meets the prescribed criteria.

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 proposed development is situated within the built up area boundary where the principle of development is acceptable subject to accordance with relevant development plan policies. 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 which is of relevance to the application. The property is located within area 3.

DESIGN AND VISUAL AMENITY

The host dwelling is a detached chalet bungalow and the proposal seeks to create a side and rear chalet extension which will be visible from the street scene and a single storey extension which is partially visible. The host dwelling has an attached flat roof garage which sits to the front of property.

The front garage will be removed and replaced with a single storey front porch extension. This has a depth of 1.5m and increases the distance retained to the front boundary from 5.8m to 13m and therefore is not considered to appear unduly dominant.

The surrounding properties are of a varied style and design and as such the development will not appear

out of character with the area. The side extension will sit just below the ridge height and will have a dormer to the front and rear which are modest in size. The eaves height will match that of the host dwelling ensuring it appears sympathetic in appearance.

Whilst the development will alter appearance of the property, it is considered to appear visually integrated and subservient to the appearance of the host dwelling, as a result of the of the design and scale. As a result, it does not adversely impact upon the spatial pattern or character of the area and accords with DDM1 and DDM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The side extension will extend from the western elevation and will have a width of 4.3m retaining 1.45m to the boundary. The roof will be set just below the existing with eaves to match. There will also be a dormer to the front and rear. These are however modest in size.

To the rear, there will be a chalet extension. The existing ridge height will be continued with a depth of 5m. This will then reduce to a single storey extension and will extend in width 1.9m beyond the eastern elevation of the host dwelling with a total width of 6.2m. This will have a depth of 9m from the rear elevation. It will have a pitched roof to a height of 4.85m with eaves to 2.5m. The roof will be hipped to the front and gable to the rear. The single storey extension will retain around 1m to the boundary to the east and 44m to the rear.

Whilst the proposal seeks numerous alterations due to the design and siting of the proposal, it is not deemed to appear adversely overbearing or overshadowing upon neighbouring property, with sufficient boundary treatment also in place.

There are no windows proposed to the western elevation of the side extension. Whilst there will be an additional dormer to the front and rear, there is sufficient trees and planting in place to restrict views upon the neighbouring property. An additional window is also proposed to the chalet extension at the rear, however again due to the separation and boundary treatment, it is not considered to result in adverse overlooking.

3 velux are proposed to the east of the single storey extension and 1 to the chalet extension, however due to the height above finished floor level, are not considered to result in adverse overlooking.

The proposal due to the siting and design is not considered to result in adverse overlooking, overbearing or overshadowing and accord with DDM1 and DDM4 of the Arun Local Plan.

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.

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 and Proposed Ground Floor Plan - Sheet 1 of 5
 - Proposed First Floor Plan - Sheet 2 of 5
 - Existing First Floor Plan and Proposed Roof Plan - Sheet 5 of 5.
 - Proposed Elevations - Sheet 3a of 5.

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.