

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

REF NO:	AW/263/21/HH
LOCATION:	4 St Richards Drive Aldwick PO21 3BH
PROPOSAL:	Erection of single storey rear infill extension, first floor rear extension, conversion of garage to habitable use, porch canopy to front with pitched roof and alterations to fenestration

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The single storey rear infill extension would be approx. 4.8m wide, 4m deep, and 2.7m in height. Above this would be the first floor rear extension which would span the width of the 2 storey dwelling, and would be approx. 8.5m wide, 4m deep, and would have a pitched gable end roof with an eaves height of 5.1m and a ridge height of 7.6m. The proposals include the addition of a mono-pitched roof with 3 rooflights and an eaves height of 2.2m and a ridge height of 3.6m to the east elevation existing single storey side element, rear part of garage and front porch. Alterations to fenestration are proposed, including relocating the main front entrance door, removal of the existing window shutters, an additional first floor window to the eastern elevation, additional ground and first floor windows to the west elevation and changes to the rear fenestration. It is proposed to convert the garage to habitable accommodation (shower room/storage). Materials include change from brick elevations to render, change from concrete tiles to concrete slate tiles, and windows and doors would be white UPVC framed as existing.
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RELEVANT SITE HISTORY

AW/38/21/HH	Single storey rear infill extension, first floor side/rear extension, conversion of garage to habitable use, porch canopy to front with pitched roof and alterations to fenestration	ApproveConditionally 07-04-21
BR/144/52/X	Detached House & Garage	Approve 06-02-59

REPRESENTATIONS

Aldwick Parish Council - no objection.

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

Trees Officer - no comment received.

This application is for various extensions to the rear of the dwellings, conversion of garage to habitable use, porch canopy and alterations to fenestration. The site is located on St Richards Drive, an un-classified road subject to a speed limit of 30mph.

The proposal does not involve any alterations to the existing in-out access arrangements. The proposal will result in the loss of a single garage parking space. The existing external driveway will be retained which provides space for at least one vehicle to park. The LPA may wish to consider the potential impacts of this application on on-street parking from an amenity point of view. The LHA would not anticipate that this proposal would result in a material intensification of use of the existing site.

Conclusion

The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 111), and that there are no transport grounds to resist the proposal.

POLICY CONTEXT

Designation applicable to site:

Built-Up Area Boundary

Pagham Harbour Zone B

TPO

CIL Zone 4

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
QESP1	QE SP1 Quality of the Environment
TSP1	T SP1 Transport and Development
WDM3	W DM3 Sustainable Urban Drainage Systems
ENVDM4	ENV DM4 Protection of trees

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD10	Aldwick Parish Design Statement
SPD11	Arun Parking Standards 2020
SPD13	Arun District Design Guide (SPD) January 2021

CONCLUSIONS**KEY ISSUES:**

- Visual impact
- Residential amenity impact
- Parking impact
- Drainage
- Tree impact

SITE & CONTEXT:

The site consists of a two storey detached dwelling, of post-war construction, of brick construction, pitched concrete tiled roof and white timber and UPVC framed doors and windows. The building has a flat-roofed single storey garage, side element and rear sun room along the eastern elevation. To the front of the property there is a paved driveway with two vehicular accesses, and the front boundary consists a low brick wall and hedging. The property has a rear garden which is mainly paved and contains a swimming pool and shrubs/hedges (with mature trees in neighbouring gardens). The surrounding street consists of a mix of two storey detached dwellings and bungalows, of post-war construction, with front driveway parking and low brick walls and hedging enclosing frontages. The area has a sub-urban residential character.

PLANNING HISTORY:

Permission was granted in 2021 for the same development but with a first floor side extension above the garage/side element/sun room. This aspect has been removed under this application, as the existing footings to this part of the building was not able to take a first floor extension above.

VISUAL AMENITY:

Policy D SP1 of the Arun Local Plan (ALP) states development should reflect the characteristics of the site and local area. ALP policy D DM1 looks at aspects of form and design quality, including; character, attractiveness, residential amenity impact and scale. ALP policy D DM4 sets out requirements for extensions and alterations to buildings, including that they should; sympathetically relate to and visually integrate with the building, be visually subservient to the main building, if the area is characterised by gaps between buildings at first floor then any first floor extensions maintain a 1m gap to the side boundary, and that extensions and alterations do not compromise the established spatial character or pattern of the place.

Section M of the adopted ADC Design SPD (Jan 2021) provides detailed advice regarding extensions including; "Extensions should respond to and complement the existing character and appearance of the

building and wider townscape in terms of scale, massing, materials, openings and roof form. This is best achieved through simple and unobtrusive design. In addition it states, "The scale, massing and positioning of extensions should be visually subservient to the existing property in order to ensure that the latter remains the dominant form, with extensions of over 50% of existing floorspace unlikely to be considered acceptable (Figure 274)."

Aldwick does not have a Neighbourhood Plan but the Aldwick Parish Design Statement (2015) is relevant. Under Development Criteria it states "new...extensions should be visually subservient and relate to the existing building and not vary significantly in height or bulk from those nearby" and "Any roof re-design should be sympathetic and in keeping with the character of existing properties" and "The character of area should be preserved."

The rear extensions would result in an overall a relatively large two storey almost full width extension across the rear of the property. That being said, the depth of the extension would be under 50% of the total depth of the existing building, it would be an addition which would equate to under 50% of the existing floorspace, and its ridge height would match that of the existing main roof. As such, the extension would be sufficiently visually subservient to and would integrate with the main building. In any event, being located at the rear, the extension would not be readily visible within surrounding streets and only in a limited number of views from neighbouring private properties and gardens. The gable-end pitched roof form would vary from the currently dual-pitched roof form of the house but it would still be pitched and be sympathetic and not harmful to the appearance of the building or area, which has a variety of roof designs. The first floor extension would maintain a gap of less than 1m (approx. 0.6m) from the side boundary, however, directly adjacent at no. 2 St Richards Drive there is approx. 0.5m gap between its single storey garage and side boundary, and as such, sufficient gaps between the buildings would be maintained.

The addition of a pitched roof above the front entrance door, garage and side element on the eastern elevation of the building would be readily visible in public views within the street scene. There is no uniformity in the locality; the road has a mixed character, and there is variation in frontage design of the properties in this area. These alterations would be visually subservient in scale to the main building and would visually integrate, be sympathetic and not harmful to the appearance of the building or character of the area.

The re-modelling works, in terms of front/side and rear fenestration changes, removal of the existing window shutters and proposed rendering of the existing brickwork and replacement of the roof with concrete slate tiles, would be readily visible in public views within the street scene. It would provide the property with a more contemporary appearance in comparison to its existing 50/60s post-war appearance. There is no uniformity within the locality; the road has a mixed character, as it is host to a variety of dwelling styles, designs and materials. The alterations and change of materials would be acceptable and the re-modelled home would integrate sufficiently in the surrounds.

The extensions, alterations and re-modelling works appear well-integrated with the dwelling and have an acceptable impact on the appearance of the dwelling and the character and appearance of the locality, in broad accordance with ALP policies D SP1, D DM1 and D DM4, the ADC Design SPD and the Aldwick Design Statement.

RESIDENTIAL AMENITY:

Policy QE SP1 of the Arun Local Plan requires development contributes positively to the quality of the environment and ensures development does not have a significantly negative impact upon residential amenity. Policy D DM1(3) of the Arun Local Plan requires development has a minimal impact to users and occupiers of nearby property/land e.g. by avoiding significant loss of sunlight, privacy and outlook

and unacceptable noise and disturbance.

NPPF para 127(f) requires decisions to create places with a high standard of amenity for existing and future users.

The ADC Design SPD sets out amenity requirements, including the 25 and 45 degree tests for daylight loss and minimum separation distances to avoid overlooking etc.

The rear ground floor infill and first floor extensions would be located around 1.8m in from the side of no. 2 St Richards Drive to the west and around 7m in from the side of no.7 St Richards Drive to the east. The extensions would have a depth of 4m and total eaves height of 5.1m and ridge height of 7.6m.

On the west side, the side elevation of no.2 consists of a single storey garage containing no side facing windows and a first floor side facing window within the roof gable end. It is unclear from historic planning records what accommodation this window serves, and from records the primary living accommodation at no.2 appears to be at ground floor level with this roof level window likely being a window to an informal attic storage room. It is considered that the proposed two storey rear extension may result in a degree of enclosure and overshadowing to this neighbouring window and loss of outlook and light from that window. However, given the distance of the extension from this window (approx. 4.7m), the pitched roof form of the extension which would slope away from no.2 and that this window does not appear to serve a habitable room, it is concluded that the outlook and light impacts would be reduced and would be acceptable on this basis. The rear extensions would only project minimally beyond the rear building line of no.2 and would be sited nearest to no.2's garage back door, so would not have any significant impact on outlook or light levels to the rear openings at no.2.

On the east side, the side elevation of no.7 consists of ground floor side facing openings, a first floor side facing dormer window (likely serving bedroom) and a rear conservatory nearest the boundary with the application property. Given the distance of the proposed two storey rear element from the nearest side facing windows (around 7m) and the pitched roof form of the extension which would slope away from no. 7, it is concluded that there would be no significant impact on the outlook and light levels to these openings. The rear extensions would not project beyond the rear building line of no.7 and would be sited behind the line of the conservatory to no.7 and so would not have any significant impact on outlook or light levels to the rear openings at no.7 either. The addition of the pitched roof/rooflights above the rear part of garage and side element on the eastern elevation of the building would run alongside the side boundary with no. 7. Given its scale and distance to side windows at no.7, it would not result in any significant outlook or light impacts on no. 7.

To the south, the rear extensions would be sited some 25m from the nearest property at the rear and so there would be no outlook, light or privacy impacts from the rear extensions and rear fenestration changes.

The proposals include an additional first floor side facing window (which would serve a bedroom) on the western elevation facing towards no. 2. This window could not be conditioned to be obscure glazed/fixed shut up to a height of 1.7m to avoid overlooking since it would serve a habitable room. There is already a small window on this elevation to the application property serving a bedroom so there is some degree of overlooking toward no.2 from that, but the addition of another larger window to serve the bedroom would result in increased views and overlooking to no. 2. However, the only side facing window to no.2 appears to serve only an attic room (i.e. non habitable room) and the position of the new window would not be oriented and would not provide direct angles of view to that neighbouring window. There would be no significant overlooking or impacts on the privacy of the occupants at no.2 as a result of the additional first floor side window. The additional ground floor side facing windows on the western elevation would be screened behind the timber fence panel boundary treatment and so would not give rise to additional

overlooking to no. 2.

The proposals include an additional first floor side facing window (which would serve a bathroom) on the east elevation facing towards no. 7. As this is a bathroom window a planning condition will be applied requiring this to be obscure glazed and fixed shut up to height of 1.7m to avoid overlooking to no.7.

The extensions and fenestration alterations, would have an acceptable impact on the residential amenity of neighbouring occupants, in accordance with the NPPF, ALP policies D DM1 and QE SP1 and the ADC Design SPD.

PARKING:

Policy T SP1 of the Arun Local Plan requires development proposals to incorporate appropriate levels of parking in line with adopted planning policies. Para 111 of the NPPF states development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. The ADC Parking Standards SPD (2020) requires 3 car parking spaces on-site for a 4+ bedroom home in Parking Behaviour Zone 2 (which this is).

The proposals results in the loss of the garage for parking (1 car parking space) with its conversion to habitable accommodation. The Proposed Site Plan and site photos show that there would still be 2-3 spaces retained on site on the front driveway, and there is on-street parking in the local area.

As such, there is enough parking to cater for the additional bedroom at the property and loss of the garage, and would not result in severe impact on highways operation or safety, in accordance with T SP1 of the ALP, the ADC Parking SPD, and the NPPF.

DRAINAGE:

Policy W DM3 of the Arun Local Plan states that "all development must identify opportunities to incorporate a range of Sustainable Urban Drainage Systems (SUDS), appropriate to the size of development" and that "Proposals for both major and minor development proposals must incorporate SUDS within the private areas of the development in order to provide source control features to the overall SUDS design. These include; green roofs, permeable driveways and parking, soakaways, water harvesting and storage".

The rear extensions would be located on areas of existing hardstanding, so would not increase impermeable surfaces/surface water run off on site. The Proposed Site Plan shows a soakaway to be a minimum of 5m from the building and its inclusion as SUDs is welcomed, and would accord with the requirements of ALP policy W DM3.

TREES:

Arun Local Plan policy ENV DM4 states that "Development will be permitted where it can be demonstrated that trees protected by a Tree Preservation Order(s), (TPO)...or contributing to local amenity, will not be damaged or destroyed now and as they reach maturity" unless certain exception tests are met.

The site is subject to an area TPO and there are a number of mature trees in neighbouring gardens. However, there are no mature TPO trees within the application property garden itself and the proposed extensions are considered sufficient distance from the neighbouring mature trees to not affect their Root Protection Areas (RPAs). The Council's Trees Officer has been consulted and raised no objection. As

such, the proposals would not harm trees subject to TPO or of local amenity value, in accordance with ALP policy ENV DM5.

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:

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.

CIL DETAILS

This application is not CIL Liable as it is for minor household extensions under 100sqm.

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:

- Plans and Elevations as proposed (Drawing no. 21-05-02 Rev G)
- Plans and Elevations as existing, Proposed Site Plan (Drawing no. 21-05-01 Rev E)

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policies D SP1, D DM1, D DM4 and QE SP1 of the Arun Local Plan.

- 3 The first floor new window on the east elevation of the building shall at all times be glazed with obscured glass and to be fixed shut up to a height of 1.7m from finished floor level.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies QE SP1 and D DM1 of the Arun Local Plan.

- 4 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.