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

REF NO: AW/264/24/HH

LOCATION: 10 Carlton Avenue
Aldwick
PO21 3LS

PROPOSAL: Single storey rear extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION — This application seeks permission for a single storey rear extension.

RELEVANT SITE HISTORY

AW/4/23/HH	Single storey rear extension and alterations to fenestration/openings.	ApproveConditionally 24-03-23

REPRESENTATIONS

Aldwick Parish Council - No objection.

No representations received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Built Up Area Boundary
2km Buffer for Site of Special Scientific Interest
Pagham Harbour Zone B
CIL Charging 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)

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework

NPPG National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD10 Aldwick Parish Design Statement

SPD13 Arun District Design Guide (SPD) January 2021

CONCLUSIONS

PRINCIPLE

The key policies are D DM1 and D DM4 of the Arun Local Plan, and additional guidance outlined in the Arun Design Guide.

Aldwick does not have a 'made' Neighbourhood Development Plan but does have a Parish Design Statement which is relevant. The property falls in Area 7 (Rose Green).

DESIGN AND VISUAL AMENITY

The works seek an extension to the rear of the property. This will be single storey and replace an existing flat roofed rear extension. It will not be visible from the street scene.

The rear extension will be a modest size, projecting 3.66m deep and 4.18m wide. It will have a flat roof, which will be set down from the existing ridgeline, helping to ensure the proposal does not dominate the rear elevation. At present the roofs to the rear comprise of hipped roofs of different heights, along with a flat roof. The replacement of a flat roof extension with another is acceptable. By virtue of its location to the rear, the proposal will have minor impact on the visual appearance of the property and remain in keeping with its character. The extension will not be visible from the street scene, and as such will have no impact on the composition or appearance of the area. It will remain in keeping with the character of the locality and have negligible impact on visual amenity.

The proposal appears subservient to the dwelling and is well integrated. It will use materials matching the existing, which will help ensure minimal visual intrusion. This will ensure there is minimal intrusion on the visual appearance of the property. It is appropriate in terms of scale and massing and will not unduly obtrude or dominate the dwelling. This is in accord with Aldwick Design Statement.

The Arun Design Guide states rear extensions should respond to the distinctive characteristics of the building and surrounding area, preserve external garden amenity space and exploit opportunities for innovative and contemporary design where appropriate. This proposal complies with this.

The development will have no adverse impact on visual amenity or the character of the area and is in accord with D DM1 and D DM4 of the Arun Local Plan, Aldwick Design Statement, and Arun Design Guide.

RESIDENTIAL AMENITY

The extension will be single storey and have a flat roof measuring 3m high. The extension will retain 6m to the west boundary, 21.2m to the north, and 1.24m to the east. These distances are acceptable and in accord with D DM4 of the Arun Local Plan. It will not conflict the 60 degree rule when taken from the nearest window of No.8 to the east, in accord with the Arun Design Guide. The works will not result in any adverse overbearing or overshadowing of neighbouring properties and is acceptable.

The works will include the installation of a new door and window to the west elevation, and new window and patio doors to the north elevation. These features will not result in any unacceptable overlooking of neighbouring properties and pose negligible risk of harm to residential privacy or amenity.

The Arun Design Guide states that extensions should not negatively impact, and instead protect, neighbouring amenity in terms of privacy and overshadowing, considering the positioning of neighbouring buildings, and respond to existing elevations through the size and positioning of doors and windows. The proposal is in accord with this.

The development will not be unduly harmful to residential amenity and is in accord with D DM1 and D DM4 of the Arun Local Plan, and Arun Design Guide.

SUMMARY
The proposed development is in accord with the relevant development plan 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.

CIL DETAILS

This application is CIL liable, therefore, developer contributions towards infrastructure will be required (dependent on any exemptions or relief that may apply).

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:

The Location Plan
Block Plan
Proposed Ground Floor Plan Rev A
Proposed Elevations Rev A

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

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 National Planning Policy Framework.