

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

REF NO: AW/265/25/HH

LOCATION: 27 Selsey Avenue
Aldwick
PO21 2QZ

PROPOSAL: Part single storey, part double storey rear extension with garage.

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.
Pagham Harbour Zone B.

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 detached dwelling located at 27 Selsey Avenue. This application seeks planning permission for the construction of a part single storey and part double storey rear extension with garage extension.

The proposed development is sited within a residential area with a wide variety of detached dwellings of varying height and bulk.

The proposed two storey rear extension would have a depth of 5.6m and a width of 5.3m replacing an existing conservatory. The extension would extend in line with the existing two storey bay window feature to the southern flank of the host dwelling, minimally beyond the main two storey flank elevation of the host dwelling. The extension would have a pitched roof form with a maximum ridge height of 7.7m and an eaves height of 5m. The extension would not be readily visible from the street scene.

The proposed single storey rear extension would increase the depth of the host dwelling by 1.8m with a width of 6.7m. The mono-pitched roof would have a maximum height of 3m and an eaves height of 2.5m. The proposal would integrate with the proposed double storey rear extension and would result in a total width of the rear elevation of 12.3m. The depth of the proposed single storey rear extension would accord with the guidance depth of 3.3m outlined within the Arun Design Guide (ADG). As such, given the limited depth of the single storey rear extension and the height and design, the proposed single storey rear extension would not result in harm to visual amenity.

The proposed garage extension would increase the depth of the garage by 1.2m to 7.2m to the front, and it would maintain a width of 4.5m. The flat roof would have a height of 2.5m and would be finished in EPDM rubber waterproof membrane. The depth of the front extension would comply with the guidance depth of 1.5m outlined within the ADG, and given that the front garage extension would remain significantly set back from the front elevation of the host dwelling, the proposed extension would not result in harm to visual amenity.

The proposal would result in reduction in fenestration at ground floor level, with two windows proposed within the extension at first floor level. The fenestration would be proportionate in scale and number, and would not result in harm to visual amenity.

The proposed development would be finished with brick, roof tiles and fenestration to match the existing. The use of matching materials would ensure the proposal integrates appropriately with the host dwelling and preserves its character, in accordance with Arun Local Plan policies D DM1 and D DM4, the Arun Design Guide (ADG).

Given the size and bulk of neighbouring dwellings, and the existing variation within the wider street scene in relation to extensions and alterations, the proposed development would not appear unduly dominant nor result in harm to the character, appearance, or visual amenity of the host dwelling or street scene. The proposed development is in accordance with Arun Local Plan policies D DM1 and D DM4 and the ADG.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed part single storey and part double storey rear extension would be set back from the rear boundary by 9.2m. Policy M in the ADG sets out a minimum rear garden length of 10.5m. It is noted that the proposal would not comply with the guidance outlined within the ADG, however given the separation distances maintained from the rear elevations of neighbouring properties due to the presence of large gardens, and that the fenestration would have an outlook of the rear amenity serving the host dwelling with views that would not be significantly different to the existing, the proposal would not result in overbearing, overshadowing or overlooking impacts to neighbouring north-western rear properties.

The proposed two storey rear extension would be set in 2.6m from the southern side boundary. This would comply with the minimum 2m separation distance for first-floor extensions as outlined in the ADG policy M. It is noted that the proposed extension would intrude a 45 degree splay line when taken from the central point of the closest window within the rear elevation of this neighbour. However, it is noted

that this fenestration is within the rear elevation of a garage, and the proposed two storey extension would not extend significantly beyond the existing main two storey rear elevation of this neighbour, and given the spacing maintained between the extension and the neighbour to the south, the proposed two storey extension would not result in overbearing or overshadowing impacts to this neighbour. The first-floor level fenestration within the southern flank of the extension would have an outlook of the neighbouring dwelling to the south and it is reasonable to attach a condition for the window to be obscurely glazed and be non-openable below 1.7m above finished floor level. Therefore, the proposal would not result in overbearing, overshadowing, or overlooking impacts to the neighbour to the south.

The proposed part single, part two storey rear extension would be significantly set in from the north eastern side boundary, and given the existing site circumstances, the proposed extensions would not result in overbearing, overshadowing or overlooking impacts to this neighbour.

The proposed garage extension would be constructed up to the north eastern side boundary. However, the proposed extension would be limited in depth and height, with a flat roof form. Therefore, given the existing boundary treatment and site circumstances, the proposal would not result in overbearing, overshadowing, or overlooking or loss of privacy to the neighbour to the north east.

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 Plan.
 - Proposed Block Plan B002.
 - Proposed Ground Floor Plan A006.
 - Proposed First Floor Plan A007.
 - Proposed Roof Plan A008.
 - Proposed Front and Rear Side Elevation Plans A009.
 - Proposed Right and Left Elevation Plans A010.
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 The first floor level window within the southern flank elevation of the two storey extension hereby permitted, shall at all times be and remain glazed entirely with obscure glass to a level equivalent to Pilkington Level 3 or nearest equivalent standard and be non-openable below 1.7m above finished floor level. This arrangement shall be retained permanently thereafter.

Reason: In the interests of the amenities of the occupants of nearby properties in accordance with Arun Local Plan policies D DM1 and D DM4.
- 4 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).
- 5 **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.