

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

REF NO: AW/272/25/HH

LOCATION: 213 Aldwick Road
Aldwick
PO21 3QG

PROPOSAL: Single storey rear extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

RELEVANT SITE HISTORY

AW/66/15/HH	Single storey rear & front extension & internal changes	ApproveConditionally 21-05-15
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REPRESENTATIONS

Aldwick Parish Council - No objection.

No representations were received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built-Up Area Boundary.

Within an area with potentially high groundwater levels.

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:

CONCLUSIONS

DESIGN & VISUAL AMENITY

The application site comprises a detached bungalow located at 213 Aldwick Road, Aldwick. The proposal seeks planning permission for the construction of a single storey rear extension.

The proposed extension would infill the area between the existing rear projection and the main rear elevation of the dwelling. It would measure approximately 5m in depth and span almost the full width of the dwelling, including the garage, resulting in an overall width of approximately 8.8m.

The extension would have a flat roof form with a maximum height of approximately 3m. This would be marginally higher than the existing garage, which measures approximately 2.5m in height, and would result in a limited degree of visibility within the street scene. However, given that the dwelling is set back from the highway, the proposal would not result in any harm to the character or appearance of the surrounding area. The external walls would be finished in painted render to match the existing dwelling, thereby ensuring visual integration with the host property.

Fenestration to the rear (south) elevation would include a patio door with vertical window panels either side, together with a three-pane window. The side elevation (west) would feature a horizontal window, and a door is proposed to provide access from the garage to the rear garden. These elements would be consistent with the existing dwelling and would be acceptable in terms of design and appearance.

The proposed depth of the rear extension would not comply with the guidance set out in the Arun Design Guide (ADG), which states that single storey rear extensions should not exceed 3.3m in depth. However, the proposed depth would align with the existing rear projection, and similar rear extensions are present on neighbouring properties. In this context, the proposal would not appear visually intrusive or out of character, and the departure from the ADG is acceptable in this instance.

The proposal would not result in any harm to the character or appearance of the host dwelling, street scene or wider area, and as such, the proposed development would be in accordance with Arun Local Plan policies D DM1 and D DM4 and the Arun Design Guide.

RESIDENTIAL AMENITY

The proposed rear extension would be set in approximately 2m from the western side boundary, maintaining a suitable separation distance from neighbouring dwelling to the west. The nearest neighbouring property to the south is located at a distance of approximately 12.5m from the extension, ensuring an appropriate level of separation would be retained. The eastern side boundary faces a highway, and as such would not have any residential impact to the east. The proposed extension would not result in overbearing or overshadowing impacts to any neighbouring dwellings.

A window is proposed within the western side elevation at ground floor level. Given its orientation and the separation distance to the neighbouring property, this window would not give rise to any loss of privacy or overlooking. The fenestration within the rear elevation of the extension would have an outlook of the rear garden serving the host dwelling, and would not result in overlooking.

The proposed extension would result in a remaining rear garden depth of approximately 9.5m. This would be below the 10.5m recommended within the ADG for garden amenity space. However, the extension would project in line with the existing rear projection, and this loss of residential amenity would be comparable to the existing situation and is therefore acceptable.

The development would not result in harm to neighbouring amenity, in accordance with Arun Local Plan policies D DM1 and D DM4 and the ADG.

SUMMARY

The proposal is in accordance with the relevant development plan polices. As such, it 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 drawings:

- Existing Elevations and Plans, Location Plan, and Proposed Block Plan
- Elevations and Plans - Proposed

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 National Planning Policy Framework.