

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

REF NO: AW/276/21/HH

LOCATION: The Quest
Cypress Way
Aldwick
PO21 4DF

PROPOSAL: Erection of side/rear extension to provide attached annexe and conservatory and conversion of existing front conservatory to garden room

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a single storey side/rear extension to provide attached annexe, a new conservatory to rear and conversion of existing front conservatory to garden room.
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RELEVANT SITE HISTORY

AW/113/20/CLP	Lawful development certificate for a self contained annexe within existing dwelling, new side door, existing conservatory to be replaced with garden room, extend existing porch and reduce size of utility and new tiled roof	PP Required 08-07-20
AW/101/04/T	Fell 1 Thuja Plicata (Western Red Cedar).	Refused 07-07-04
AW/205/99/T	Fell one Cypress tree	Refused 04-01-00

REPRESENTATIONS

Aldwick Parish Council - No Objection.

No representations received from nearby occupiers.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Built-Up Area Boundary
 Tree Preservation Orders
 2km Buffer for Site of Special Scientific Interest
 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&alter to exist builds(res and non-res)
DSP1	D SP1 Design

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
SPD10	Aldwick Parish Design Statement

CONCLUSIONS**PRINCIPLE**

The key policies considered are D DM1 and D DM4 of the Arun Local Plan. Also Section M of the Arun Design Guide relating to extensions is relevant to this application.

Aldwick does not have a neighbourhood plan although does have a parish design statement with the property located within Area 3, Barrack Lane.

DESIGN AND VISUAL AMENITY

The property is a detached two storey dwelling to north of Cypress Way. The property is brick with a pitched tiled roof. There is an attached garage to side (east), conservatory to front (south), garden to front and rear (north). The neighbouring properties are Rookwood to east and Seawynnds to west. To the north properties are set back by gardens.

The proposals are for a single storey side/rear extension to provide attached annexe, a new conservatory to rear and conversion of existing front conservatory to garden room.

The conservatory to front (south) will be converted into a garden room. Due to siting to front (south), the proposal will be visible from street scene however existing boundary hedging / planting to front and a gap of around 27.5m remaining to front boundary will reduce views from street scene so will not adversely impact street scene or surrounding character of area so complies with policy D DM1 of the Arun Local Plan. The design of the garden room to front (south) flat roof is not in-keeping with main property roof however it is at single storey and of matching materials so will comply.

The new garden room to front will have a width of approximately 8.21m and a depth of approximately 4.04m. The height to top of flat roof will be approximately 3.44m and to top of roof light will be

approximately 3.86m. There is around 27.5m remaining to the front boundary, 6.35m remaining to side (east) and 6.35m remaining to side (west). There will be two new sets of French doors with side windows to front (south) elevation, three new windows to side (east) elevation and three new windows to side (west) elevation. There will be 2 new roof lantern lights.

The single storey side/rear extension to form an annex will be sited to the north west corner of the property. It will partly run along the side (west) to join up to existing principal rear (north) elevation. Due to the siting to side/rear (north west) it will not be visible from street scene or surrounding area so will not adversely impact street scene or surrounding area so complies.

The proposal will be single storey so is visually subservient to main dwelling and the pitched roof design visually integrates with main dwelling roof so complies.

The proposal will have a width of approximately 6.09m and a depth of approximately 3.81m. The height to pitched roof will be approximately 3.81m. There will be two new windows to front (south), one new door to side (west) and one new window to rear (north). There is a gap of around 2m remaining to western boundary and 43m remaining to front (south) boundary.

The conservatory will be sited to rear (north) to run along the rear principal elevation and partly along the rear (north) elevation of the new side/rear extension. Due to the siting to rear (north) elevation there is no adverse harm to street scene or surrounding character of area so is acceptable.

The proposal has a width of approximately 5.55m and a depth of approximately 4.03m. The height to top of pitched roof will be approximately 3.61m. There will be numerous windows above a brick base. There will be one new set of French doors to north west side opening onto patio area.

Arun recently adopted a Design Guide. It states development should be subservient to the main dwelling and this complies in terms of size and scale. It states front extensions in particular must consider their impact on the surrounding street scene, and are more likely to be acceptable on streets with a staggered or set-back building line, located outside Conservation Areas. It states that extensions should not project forward beyond the predominant building line. Whilst the extension to front does not comply, it will be replacing an existing conservatory and whilst it has a larger footprint than existing conservatory it is not significantly greater so is acceptable. Whilst the flat roof design is not favoured, the extension is mostly restricted from view from street scene by a large gap of around 27.5m remaining to front boundary so will not cause adverse impact so is acceptable.

It states for side extensions keeping extensions at least 1m away from the side boundary of a plot at ground floor. The side/rear extension to north west corner will comply as it leaves gap of around 2m remaining to western boundary so is acceptable.

It states for rear extensions, particularly single-storey additions which are less visible from the street, tend to be less visually obtrusive than side or rear extensions and are therefore able to be expressed through a wider variety of forms including innovative and contemporary architecture and roof extensions.

It states rear extensions can however have significant impacts on neighbouring amenity in terms of privacy and overshadowing. Due to the conservatory sited beyond building line to east or west it will pass the 45 degrees test from edge of the nearest ground floor windows of habitable rooms in the neighbouring property to ascertain whether affects neighbours access to light.

The proposed materials seem to integrate with the dwelling and consist of brick from ground to two courses above DPC then cement render walls to match existing, dwarf tile apex and EPDM membrane roof materials, and White UPVC windows and doors so complies with policies D DM1 and D DM4 of the

Arun Local Plan.

Due to siting and scale of proposed extensions there is no harm to street scene or surrounding character of area so comply with policies D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The new garden room to front will have a width of approximately 8.21m and a depth of approximately 4.04m. The height to top of flat roof will be approximately 3.44m and to top of roof light will be approximately 3.86m. Due to a gap of around 27.5m remaining to the front (south) boundary, 6.35m remaining to side (east) and 6.35m remaining to side (west) there is no adverse impacts to overshadowing or overbearing effects to neighbouring properties so is acceptable.

The side/rear extension to north west corner will have a width of approximately 6.09m and a depth of approximately 3.81m. The height to pitched roof will be approximately 3.81m. Due to gap of around 2m remaining to side (western) boundary, large gap of around 13.34m to neighbouring property, existing boundary fence to west and being at single storey there is no adverse harm to overshadowing or overbearing effects to neighbouring property to west so is acceptable.

The rear conservatory to north elevation retains around 22m to the rear (north) boundary and 11.1m to the side (east) and 4.71m to side (west) so there no adverse harm to overshadowing or overbearing effects to neighbouring properties. Due to the siting of conservatory beyond building line to east or west and existing boundary fencing/hedging there is no adverse harm to overlooking to neighbouring properties.

Due to two new sets of French doors with side windows to front (south) elevation, three new windows to side (east) elevation and three new windows to side (west) elevation there is risk to overlooking effects to neighbouring properties however no more than the existing conservatory to front and due to gap to neighbouring properties of around 6.35m to side boundaries and existing boundary fence there is no increased risk to overlooking impacts to neighbouring properties so is acceptable.

Due to the side/rear extension to north west corner having two new windows to front (south), one new door to side (west) and one new window (2 window panes) to rear (north) there is increased risk to overlooking however being at single storey, existing boundary fence to west and large gaps to neighbouring properties there is no adverse harm to overlooking caused.

Due to the siting and design of the extensions, it is not deemed to result in adverse overbearing, overshadowing or overlooking upon amenity and accord with D DM1 and D DM4 of the Arun Local Plan.

Parking

The annexe may result in the need for additional parking - there is sufficient space in the plot to accommodate any additional required.

SUMMARY

The development accords with 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 Liabe therefore developer contributions towards infrastructure will be required (dependant 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:

Amended Plans Received 12.09.21:

1. Ground Floor Plan Existing & Proposed Scale 1:100 @ A3 Revised 20210912
2. North Elevation Existing & Proposed Scale 1:100 @ A3
3. South Elevation Existing & Proposed Scale 1:100 @ A3
4. East Elevation Existing & Proposed Scale 1:100 @ A3
5. West Elevation Existing & Proposed Scale 1:100 @ A3 Revised 20210912
6. Roof Plan Existing & Proposed Scale 1:100 @ A3
7. Location Plan 1:1250 @ A3 Site Plan 1:500 @ A3

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

- 3 The annexe accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of The Quest, Cypress Way, as a dwelling and shall not be used as a separate unit of accommodation.

Reason: To accord with policies D DM1 of the Arun Local Plan and to prevent the establishment of an additional independent unit of accommodation which would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent dwellings.

- 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.