

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

REF NO: AW/278/21/HH

LOCATION: 10 Chawkmare Coppice
Aldwick
PO21 3SA

PROPOSAL: Erection of single storey side/rear extension to create attached annexe, front porch extension, garage conversion to habitable use and alterations to openings/fenestration following the demolition of existing conservatories

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to demolish the existing conservatory and construct a single storey rear/side extension which will form an attached annexe. There will also be a porch addition and the garage will be converted for habitable accommodation.
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REPRESENTATIONS

Aldwick Parish Council provided no objection to the applicaiton.

No representations were received from nearby occupiers.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Built up area boundary

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
DSP1	D SP1 Design
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

PRINCIPLE

The key policies considered are D DM1 and D DM4 of the Arun Local Plan.

Aldwick does not have a made Neighbourhood Plan although does have a Parish Design Statement with the property located within Area 10.

DESIGN AND VISUAL AMENITY

The proposal seeks to construct a porch which will run along the front of the property. It will form an open canopy with an extended entrance porch to the centre. This has a depth of 1.75m and will have a flat roof to match the eaves height of the dwelling.

This does extend forward of the exiting principal elevation and marginally forward of the established development line however this is not considered to result in a significant impact, with 6.5m retained to the front boundary. The porch is also predominately open in appearance featuring 2 posts which reduces its bulk upon the street scene.

The surrounding properties are mixed in appearance and the alterations proposed are not considered to result in the dwelling appearing out of character with the street scene.

The remaining development is located to the rear of the site and is not visible from the wider area. The extensions are single storey and appear subservient to the host dwelling, with some replacement of existing structures.

Section M of the Arun Design Guide seeks to raise design in the district and states ' 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. The proposal appear subservient being single storey in nature. Located to the rear elevation it is also not visible from the wider area and complies with the design guide.

The existing dwelling is brick exterior and the proposal will render and paint the blockwork. This will alter the appearance of the property however the area is mixed in design with render and cladding present in the area and the change will not result in the dwelling appearing adversely out of character.

Due to the siting and design of the proposal, it is not deemed to result in harm upon the appearance of the street scene or wider area and accords with D DM1 and D DM4 of the Arun Local Plan and Arun Design Guide.

RESIDENTIAL AMENITY

To the rear of the garage to the western side, there is a small conservatory. This will be removed and replaced with an extension. The depth will increase 2.25m that which currently exists. This has a width of 5.3m running the rear of the garage.

There is a conservatory to the east elevation. This will be replaced with an extension however the depth remains the same as the existing at 4.5m. An extension will be constructed to infill the rear between the additions to the east and west elevations and will have a depth of 3m, resulting in a rear building line being slightly staggered in its depth. The rear extensions will have a flat roofs with a height of around

3.1m, running in line with the eaves.

Due to the siting of the extensions and the host dwelling in relation to its neighbours, the additions are not considered result in adverse overbearing or overshadowing upon amenity. A minimum of 15m is retained to the rear boundary and the extension to the west does not extend beyond the rear of the property at No.12.

The extension to the rear of the garage form a self contained annexe. However as this is joined with the host dwelling, it is not considered to result in additional harm upon amenity or adversely increase movements to and from the property.

Doors and windows to the rear will overlook the garden of the host dwelling and at single storey is not considered to result in views additional to that which are already achievable. There will be an additional window to the eastern side of the extension however with views towards the rear boundary of No 8 Mauldmare Close, it would not result in adverse overlooking.

The proposed development is not considered to result in adverse harm upon amenity by way of overbearing, overshadowing or overlooking and accord with D DM1 and D DM4 of the Arun Local Plan.

PARKING

The attached garage is to be converted to habitable accommodation. This will result in the loss of parking spaces however there is plentiful on street parking and the loss will not result in adverse impacts upon the highway.

SUMMARY

The proposed development is deemed to 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 (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
 - Location and Block Plan - 362/01
 - Proposed Elevations - 363/05
 - Proposed Floor Plan - 363/04
 - Roof Plan - 363/06

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 Of the Arun Local Plan.
- 3 The attached annexe hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of 10 Chawkmare Coppice 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.