

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

REF NO: AW/281/24/HH

LOCATION: 7 Meadow Way
Aldwick
PO21 4HG

PROPOSAL: Extension and alteration to existing front porch/garage roof and balcony above, and change in external wall finishes to rear and front elevations.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

RELEVANT SITE HISTORYAW/332/12/ Rear dining/kitchen extension. ApproveConditionally
14-02-13AW/181/12/ Car port extension with balcony over ApproveConditionally
12-09-12**REPRESENTATIONS**

Aldwick Parish Council - No objection.

Aldwick Bay Company - No objection.

No representations were received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

DEVELOPMENT PLAN POLICIESArun 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

SUPPLEMENTARY POLICY GUIDANCE:

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

CONCLUSIONS**DESIGN AND VISUAL AMENITY**

The site is a two-storey detached property. Permission was granted in 2012 for a front extension which extended the existing garage with a flat roof, accommodating a balcony at first floor level. The proposals seek to alter the roof form of the existing extension, replacing the flat roof with a crown roof. The roof would be approximately 0.5m higher than the existing flat roof and it would extend over the walls of the porch and garage extension, creating a canopy of approximately 0.5m in depth to the front and south of the existing extension. A balcony would be reinstated on the flat section of the crown roof. There are similar front extensions with crown roofs present on neighbouring properties. The proposed materials for the amended roof are plain concrete tiles.

The proposals also include changes to the finishes on the front and rear elevations of the dwelling. The majority of the elevations are to be finished with cedar weatherboarding in white, with a narrow section of retained face brick and Purbeck white buff stone cladding at the bottom of the elevations. There are a variety of materials present on the street scene, including render in various light colours and brickwork. Whilst large quantities of composite cladding are not a feature of the street scene, the proposed colour of the cladding would not be incongruous and the introduction of cladding to the front elevation would not harm the character of the street scene.

The development would not compromise or detract from the character of the property or wider area. There would be no harm to visual amenity in accordance with policies D DM1 and D DM4 of the Arun Local Plan, the Aldwick Design Statement and the Arun Design Guide.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed alterations to the front extension would result in the height of the extension being increased by approximately 0.5m. This increase in height is modest and located to the front of the property. As such, the alteration would not result in overshadowing to neighbouring properties. Due to the internal reconfiguration of the space within the existing extension, there would be some alterations to fenestration. The front door is to be moved to the front elevation, replacing the existing small bathroom window, and a window will be inserted in the side elevation in place of the existing door. These alterations affect fenestration at ground floor level to the front of the property and will not result in increased overlooking effects.

As a result of the increased height of the front extension roof, the level of the balcony would be raised by 0.5m. The balcony is located to the front of the property and the extension does not project beyond the front elevations of neighbouring properties. The proposed balcony would not enable views which are substantially different to those gained from the current balcony. Overlooking effects would therefore not be increased when compared with the existing situation.

The proposal is in accordance with policies D DM1 and D DM4 of the Arun Local Plan in that it would not result in adverse overshadowing, overlooking or overbearing effects on neighbouring properties.

SUMMARY

The development is in accordance with relevant development plan policies and is recommended for approval subject to the following conditions and informatics.

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 & Block Plan
- Proposed Ground Floor Plan REV B
- Proposed First Floor Plan REV A
- Proposed Elevations

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.