

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

REF NO: AW/283/19/HH

LOCATION: Bayswater
50 Kingsway
Aldwick
PO21 4DN

PROPOSAL: Conversion and extension of the existing garage to form an annexe for a dependant relative and conversion and extension of the existing carport to form a replacement garage with lantern roof light - resubmission of approved application AW/170/19/HH for a larger garage space.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application is a resubmission of AW/170/19/HH which seeks to convert and extend the existing garage to form an annexe for a dependant relative and convert and extend the existing carport to form a replacement garage with lantern roof light The application seeks to amend the previous by increasing the depth of the garage to the front elevation.
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RELEVANT SITE HISTORY

AW/170/19/HH	Conversion and extension of the existing garage to form an annexe for a dependant relative and conversion and extension of the existing carport to form a replacement garage with lantern roof light.	ApproveConditionally 16-07-19
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REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Aldwick Parish Council

No objection

No representation received from nearby occupiers.

Conservation Area Advisory Committee provided no objection

- Neutral impact on Conservation Area

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:

Built up area boundary

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
HERDM3	HER DM3 Conservation Areas
SDSP2	SD SP2 Built-up Area Boundary

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD10	Aldwick Parish Design Statement
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CONCLUSIONS**PRINCIPLE**

The proposed development is situated within the built up area boundary where the principle of development is acceptable subject to accordance with relevant development plan policies. The key policies considered are DDM1 and DDM4 of the Arun Local Plan.

Aldwick does not have a Neighbourhood Plan however does a Parish Design Statement which is of relevance to the application. The property is located within Area 2.

BACKGROUND

Planning permission was granted in July 2019 for a similar proposal and therefore this report will only assess the changes which include:

- An increase in depth to the garage to the front elevation.

DESIGN AND VISUAL AMENITY

The alteration will be visible from the street scene however it will retain much of the existing appearance with a garage door to the front. The depth will increase approximately 1.2m and as a result, the garage will extend marginally beyond the principal elevation of the dwelling. This is however very minimal. The neighbouring properties extend beyond the host dwelling and the alteration is not considered to appear unduly dominant with 14.2m retained to the front boundary.

The alteration is not considered to result in an adverse impact upon the spatial pattern or character of the area and accord with DDM1 and DDM4 of the Arun Local Plan.

CONSERVATION AREA

There is a strong mixture of styles and ages of properties. The host building was constructed during the

20th Century and has a neutral impact on the established character of the area. Paragraph 190 of the NPPF requires the LPA to consider the significance of the impact upon the heritage asset. The proposal will have a limited impact due to the modest alteration and is considered to not cause harm to the significance of the heritage asset and therefore accord with HERDM3 of the Arun Local Plan.

RESIDENTIAL AMENITY

The garage extension is sited to the front elevation. There are no neighbouring windows to the north east and as such the extension is not deemed to harm neighbouring amenity by way of overbearing, overshadowing or overlooking and accord with DDM1 and DDM4 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord with the relevant development 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.

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 - B

- Proposed Elevations - B
- Proposed Floor Plan - B
- Existing and Proposed Roof Plan - A

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 **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.