

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

REF NO: AW/288/19/HH

LOCATION: 6 Rochester Way
Aldwick
PO21 3RD

PROPOSAL: Conversion and extension of garage and alterations to carport.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Aldwick Parish Council

No objection.

No representation from nearby occupiers.

CONSULTATIONS

Arboriculturist

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Within the 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
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

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. As stated in SDSP2 the key policies considered are D DM1 and D DM4 of the Arun Local Plan

Aldwick does not have a 'made' Neighbourhood Plan however does have a Parish Design Statement with the property located within Area 12.

DESIGN AND VISUAL AMENITY

The proposal will alter the existing car port to the front of the property and extend the existing garage and therefore the development is visible from the street scene.

The proposed extension will be single storey and due to its size and location is considered a subservient addition to the host dwelling. The existing flat roof car port to the front side of the dwelling will be brought forward approximately 2m to align with the principle elevation of the neighbouring property. As a result of its siting, it is not considered to appear unduly dominant upon the street scene retaining 15m to the front boundary.

The change to the front elevation is modest, despite the relatively uniformed style within the immediate area there are variations and some have already had similar works completed. The design alteration is not considered to adversely impact the appearance of the dwelling within the street scene with materials to match. It is considered that the proposed development will not have an unacceptably adverse impact upon the established character of the area and will accord with D DM4 and D DM1 of the Arun Local Plan.

RESIDENTIAL AMENITY

There is currently a car port and garage situated along the south western boundary. The existing car port will be slightly reduced in size and relocated closer to the front boundary. To rear of this the existing garage will be converted to form a habitable space. The conversion of the garage will include the extension of the existing garage by 2m for the full width of the existing.

There will also be an additional window to the south west elevation however this will face down the drive of the host dwelling whilst being a bullseye window so the view is not considered to have any overlooking impact and with 15m to the boundary and the development at single storey, views are not considered to be additional to that which can already been achieved.

As a result of the size and siting of the development proposed, it is not considered to harm neighbouring amenity by way of overbearing, overshadowing or overlooking and accord with DM1 and DDM4 of the Arun Local Plan.

PARKING

The conversion will result in the loss of a garage however with 1 garage retained and sufficient space for parking available to the front of the dwelling, the conversion is not considered to impact upon parking or highway issues.

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

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:
 - RBA.028/1004
 - RBA.028/1005 Rev A
 - RBA.028/1006

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.