

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

REF NO: AW/288/21/HH

LOCATION: 127 Nyetimber Lane
Aldwick
PO21 3HP

PROPOSAL: Single storey front extension to extend existing garage

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a single storey front extension to extend existing garage.

RELEVANT SITE HISTORY

AW/97/00/	Rear extension.	ApproveConditionally 23-06-00
-----------	-----------------	----------------------------------

REPRESENTATIONS

Aldwick Parish Council - No Response.

Nearby occupiers - no representation.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built-Up Area Boundary.

2km Buffer Site for Site of Special Scientific Interest.

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
------	------------------------------------

SUPPLEMENTARY POLICY GUIDANCE:**CONCLUSIONS****PRINCIPLE**

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

Policy D DM1 sets out 13 design aspects of which applications should be assessed against. These include: Character, Appearance, Impact, Innovation, Adaptability, Crime Prevention, Trees, Public realm, Layout, Public Art, Density and Scale.

Policy D DM4 sets out criteria for which extensions and alterations to existing buildings (residential and non-residential) should be assessed against

Aldwick does not have a Neighbourhood Plan. However, it does have a Parish Design Statement. The property is located within Area 10.

DESIGN AND VISUAL AMENITY

The site is occupied by a link detached two storey house. The proposed development will be a single storey front extension to the front of the existing garage by approx.4.5m setting the proposed garage approx. 2.4m forward from the front of the dwelling.

The property is set back from the street by approx. 11m containing a driveway in the front.

The front garage extension will have a width of approx. 3m, a depth of 4.5m and height of approx. 3.6m that is approx 0.1m below the existing false pitched roof on the existing garage. Due to the siting of the proposed extension, it will be subservient to the dwelling and the pitched roof design is well integrated into the overall design of dwelling and character of the area. The siting of the proposed front extension does project 2.4m toward the street from the principle front elevation, in line with the south neighbouring dwelling. The extension does project toward the street scene however, the materials, pitched roof design and the presence of similar extensions in the local area make the proposal an appropriate and considerate development that fits in with the local street scene.

The materials used on the extension will match existing and consist of quoined brick facings with pebble dash inset renders. The proposed materials visually integrate with the existing dwelling so comply with D DM4 of the Arun Local Plan.

Due to the siting and design of the proposed extension and porch, it complies with D DM1 and D DM4 of the Arun Local Plan and Section M of the Arun Design Guide.

NEIGHBOURING RESIDENTIAL AMENITY

The single storey front garage extension will have width of approx. 3m and a depth of 4.5m. It will have a pitched roof at a height of 3.6m. The extension has no windows and projects toward the front of the property in line with the southern neighbouring dwelling and the garage is located along the southern boundary of the property therefore, does not intersect with any 45 degree site lines from front facing windows of neighbour dwellings.

The neighbour dwelling to the south, has a lean-to that connects to the existing garage that already sits back from the existing garage. The proposed extension will confine the side entrance to the neighbouring

lean-to with a wall extending approx. 5m at the boundary between the dwellings however, the lean-to is considered subordinate to the neighbouring property and is unlikely to be significantly adversely impacted. Due to the sitting and the extension being a single storey level, the extension has a minimal adverse overshadowing or overbearing effect on neighbouring properties.

Due to the design of the proposal, it is not considered to result in adverse harm upon neighbouring amenity by way of overbearing, overshadowing or overlooking and accord with D DM1 and D DM4 of the Arun Local Plan and Section M of the Arun Design Guide.

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.

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:

- Roof Plans A09 - Amended

- First Floor Plan A08 - Amended
- RHS Elevations A05 - Amended
- LHS Elevations A04 - Amended
- Elevations A03 - Amended
- Ground Floor Plans A07
- Rear Elevations A06
- Block Plan A02
- Location Plan A01

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Policy D DM1 and Policy D DM4 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.