

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

REF NO: AW/289/24/HH

LOCATION: 6 Anson Road
 Aldwick
 PO21 3LN

PROPOSAL: Demolition of existing garage for a two storey side extension and interior alteration.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Aldwick Parish Council - No objection.

No representations were received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

DEVELOPMENT PLAN POLICIES

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

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| DDM1 | D DM1 Aspects of form and design quality |
| DDM4 | D DM4 Extensions&alter to exist builds(res and non-res) |

PLANNING POLICY GUIDANCE:

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|------|-------------------------------------|
| NPPF | National Planning Policy Framework |
| NPPG | National Planning Practice Guidance |

SUPPLEMENTARY POLICY GUIDANCE:

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

CONCLUSIONS

DESIGN AND VISUAL AMENITY

The site is a two-storey semi-detached property with a detached garage which adjoins the neighbour's garage at the southern boundary. The proposed two storey side extension would be constructed to the southern flank of the host dwelling following the demolition of the existing garage. The extension would extend 4.4m in width from the southern flank elevation, extending up to the southern side boundary of the application site at ground floor level. The first floor of the extension would be set in from the boundary by approximately 1m. The street scene generally comprises semi-detached properties with large gaps in

between the pairs of houses on the western side of the street. The proposed alteration would increase the bulk and massing of the building, and would be visible from the street scene. However, the opposite side of the street is more varied, with a mix of flats, detached dwellings and terraced houses. Overall, the character of the area will not be adversely impacted by this narrowing of the gaps between dwellings. The extension extends forward of the principal elevation by 1.3m at ground floor level. This reflects the position of the existing garage and as such, it would not appear unduly prominent within the street scene.

The two storey side extension would have a hipped roof which would reflect the existing roof of the host dwelling. The proposed extension would be set down slightly from the main ridge height of the host dwelling, and the first floor element of the side extension would be set back from the principal elevation. Overall, the addition would be well integrated and would reflect the character and appearance of the host dwelling in accordance with policy D DM4 of the Arun Local Plan. The proposed materials are painted brick and roof tiles to match the existing, helping the addition to integrate in accordance with policy D DM1 of the Arun Local Plan.

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 extension would extend from the southern flank elevation of the host dwelling, replacing an existing single storey garage. The extension would extend up to the southern boundary at ground floor level and it would be set in 1m from the southern side boundary at first floor level. The extension would have a hipped roof which would mitigate any overbearing or overshadowing impacts. Furthermore, the neighbour to the south is set in from the shared boundary with the application site, and given the spacing retained between the proposed extension at first floor level and the neighbour to the south, the extension would not result in overbearing or overshadowing impacts to this neighbour.

The extension would include fenestration on the front and rear elevations at ground floor and first floor level. There is existing fenestration at first floor level on both elevations and the proposed windows would not give rise to harmfully increased overlooking effects. There are no side windows proposed as part of the application.

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 informatives.

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| HUMAN RIGHTS ACT |
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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:

- Block Plan 102 rev P1
- Proposed Plans 100
- Proposed Elevations 101

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 The materials and finishes of the external walls and roofs of the extension hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with Arun Local Plan policies D DM1 and D DM4.

- 4 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).

- 5 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.