

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

REF NO: AW/291/25/HH

LOCATION: 6 Grosvenor Gardens
Aldwick
PO21 3EY

PROPOSAL: Single storey rear extension and alterations to fenestration following removal of existing rear porch and conservatory.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Aldwick Parish Council - No objection.

No representations received from nearby occupiers.

DEVELOPMENT PLAN POLICIES

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

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

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
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CONCLUSIONS**DESIGN AND VISUAL AMENITY**

The site includes a semi-detached dwelling with a conservatory. The proposal is for a single storey rear extension, following the removal of the conservatory and rear porch with alterations to fenestration.

The addition of a side door and two windows within the eastern flank elevation, following the removal of a larger window, is of little consequence in regard to design. The door would function as access into the utility room, a common feature on residential dwellings. As such, the proposed alterations to fenestration would not result in harm to visual amenity.

The single storey rear extension would span the width of the host dwelling, with a maximum depth of 4m from the rear wall. The extension would have a flat roof, incorporating two roof lights. At 3m in height, the extension would be 0.6m taller than the existing conservatory.

Part M of the Arun Design Guide advises rear extensions on detached properties should not exceed 3.3m in depth. Whilst the rear extension does exceed this guidance, it would be compliant with the rear garden depth standard described in the Arun Design Guide (a minimum of 10.5m) and would not exceed the rear building line of neighbouring extensions. As such, while the extension would exceed the guidance within the Arun Design Guide, given that neighbouring properties have implemented extensions of a similar scale and resultant rear garden depth, the proposed extension would not result in harm to the character of the host dwelling or locality.

Dwellings on Grosvenor Gardens exhibit different forms of rear extensions; pitched roof, flat roof and conservatory extensions can all be found in the locality. While more modern in design than the existing conservatory, and with greater bulk, depth and height, the extension would be a subservient addition, reflecting architectural form and design of neighbouring dwellings.

The extension would not result in harm to design or visual amenity in accordance with Arun Local Plan policies D DM1 and D DM4.

NEIGHBOURING RESIDENTIAL AMENITY

The host dwelling has neighbours on both sides. 4 Grosvenor Gardens, to the south-east, would be 4m away from the proposed extension, which would be constructed in line with the existing flank elevations. The proposal would not exceed the 45-degree rule described in the Arun Design Guide, ensuring that the extension would not result in unacceptable harm by way of overshadowing or overbearing impacts on the ground floor window or conservatory at 4 Grosvenor Gardens.

8 Grosvenor Gardens, to the north-west, has a carport and garage adjacent to the shared boundary with the application site. Any overbearing or overshadowing impacts would be isolated to these structures. Given their intended use, the extension would not result in undue harm in this regard. The proposal would comply with the 45-degree rule when taken from what appears to be the nearest window on the ground floor. As such, the proposed extension would not result in overshadowing or overbearing impacts to this neighbour.

In terms of overlooking, the extension would have an outlook of the rear garden and alley way, both of which could be achieved from the host dwelling or rear garden currently. The extension would not result in any harm by way of overlooking. The alterations to fenestration on the eastern flank elevation would have no impact in regard to overlooking; the views achievable would not be substantially different to those available currently.

The proposal is in accordance with Arun Local Plan policies D DM1 and D DM4 in regard to neighbouring amenity.

SUMMARY

The proposed development is in accordance with relevant development plan policies and 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

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 plan:

- Proposed Plans, Elevations, Sections, Location & Block Plan 3243-02 B.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policies D DM1 and D DM4.

- 3 **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 NPPF.

- 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).