

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

REF NO: AW/293/20/HH

LOCATION: 8 Hughes Close
Aldwick
PO21 5RU

PROPOSAL: Single storey side and rear extensions.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Single storey extension to the side and rear of property measuring 2.7m x 7.1m and 9.9m x 4m respectively.
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REPRESENTATIONS

Parish Council - No objection

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
Within built up area

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
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD10	Aldwick Parish Design Statement
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CONCLUSIONS

PRINCIPLE

The key policies 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 applications relating to extensions and alterations of existing buildings must be assessed against. They generally seek to minimise the impact of the proposal on the character of the host dwelling, its neighbours and the locality.

The site is within Area 15 - West Meads, within the Aldwick Design Statement.

Key issues for consideration

- Appearance, high quality design
- Visual integration and subservience to the existing dwelling
- Overbearing, Overshadowing and Overlooking

APPEARANCE

The extensions have been designed to match the existing dwelling in both form, and through the choice of materials, which are similar in nature to those existing. Additionally, the choice of fenestration is thought to match with the host dwelling and as such it accords with policies DDM1, DDM4 and SDP1 of Arun's Local Plan

VISUAL INTERGRATION AND SUBSERVIENCE

The proposal is for two, separate, single storey extensions, one to the side measuring 2.7m by 7.17m and one to the rear measuring 9.94m by 4m. The side extension protrudes to the East and has an impact on the street scene being readily visible from the head of the close. This is not thought to cause harm to the view, as this extension will be set back from the front elevation by 0.87m and have a ridge line lower than the host dwelling and an eaves line to match, as such it is thought to be subservient to the host dwelling. The rear extension is also constructed in such a way, with 2 dual pitch roof sections, that its ridgelines are also lower than the host dwelling, with eaves to match, and therefore also accord with policies DDM1 and DDM4 of Arun's Local Plan.

OVERBEARING, OVERLOOKING AND OVERSHADOWING

The side extension is to be built hard up against the boundary with No 10. Due to the site's positioning at approximately 45 degrees with No 10 and the boundary line not being parallel with either building, it this will not cause any undue overshadowing or overbearing harm. The rear extension will have most impact on the neighbours at No. 9. As the extension is approximately 3.6m from the boundary it is not anticipated that this will cause any demonstrable harm to the occupants; as such it is not thought to be overbearing or overshadow its closest neighbours.

Customarily the dwelling has had fenestration to its front and rear elevations only. The proposal has introduced a set of bifold doors and a new bedroom window to the side elevation facing No. 10. These windows are at ground floor and would not be expected to gain views of the neighbouring property that are not already visible, the same can be said of other fenestration in the scheme, comprising a small en-suite window facing the front and another set of bifold doors and window facing the back garden. The extension accords with policies SPD1, DDM1 and DDM4 of Arun's Local Plan.

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

Reason: In the interests of amenity in accordance with policies DDM1 and DDM4 of the Arun Local Plan.

- 3 The development hereby approved shall be carried out in accordance with the following approved plans

-IBA/544/01

-IBA/544/03

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 and DDM4 of the Arun Local Plan.

- 4 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.