

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

REF NO: AW/294/20/HH

LOCATION: 2 Robins Drive
Aldwick
PO21 3BL

PROPOSAL: Two storey side extension with dormers

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a side extension with the addition of dormers to the front and rear.

REPRESENTATIONS

Aldwick Parish Council provided no objection.

No representation received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Built up area boundary

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:

NPPDG	National Design Guide
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 considered are D DM1 and D DM4 of the Arun Local Plan.

Aldwick does not have a Neighbourhood Plan although does have a Parish Design Statement with the property located within Area 9.

DESIGN AND VISUAL AMENITY

The proposal is located to the side of the property and will be highly visible from the street scene.

The existing property consists of a detached chalet bungalow with dormer and a detached garage which will be removed.

The addition will extend to the eastern side, also extending the ridge line of the property to form a gable end. There will be then be a dormer to the front and rear of the proposed roof slope. Whilst this will add bulk to the dwelling, there is around 2.8m retained to the eastern boundary and as such, it does not appear as an overdevelopment on the site.

The surrounding area is mixed in appearance and the alteration is not considered to adversely impact the appearance of the dwelling within the street scene.

Materials are proposed to match existing which helps to ensure the development appears well integrated with the host dwelling.

Arun District Council have also recently adopted a Design Guide SPD. The proposal is considered to comply with this in such that the design responds to and complements the existing character and appearance of the dwelling. The scale and massing is also appropriate.

Due to the design and siting of the proposal, it is not considered to result in harm upon the spatial pattern or character of the area and accord with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The extension will have a width of 5m, retaining around 2.8m to the eastern boundary. This will extend along the full side elevation of the dwelling with a pitched roof. This also retains around 16m to the rear boundary and 14.5m to the front.

Due to the siting of the extension, with the property to the east situated at angle and with separation to the boundaries, the development is not considered to appear adversely overbearing or overshadowing upon the neighbouring occupiers.

Two modest sized dormers will also be sited to the front and rear of the side extension. There will be 2 windows to the first floor rear dormer which would provide views over the garden of the host dwelling. The dormer to the front would give rise to views over the street scene and due to their siting, it is not considered the proposed windows would give rise to adverse overlooking.

There are currently a number of windows to the eastern elevation and these will be removed. This helps to reduce existing overlooking that is currently achievable.

As a result of the design and siting of the development, it is not considered to result in harm upon amenity by way of overbearing, overshadowing or overlooking and accord with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord 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
- Plans - 1547/2 Rev A

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.