

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

REF NO: AW/295/18/HH

LOCATION: 9 Aigburth Avenue
Aldwick
PO21 3DA

PROPOSAL: Conversion and extension of existing garage to craft/store and demoliton of existing conservatory to include alterations to fenestration

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION This application seeks planning permission for the conversion and extension of an existing garage to a craft/store and demolition of an existing conservatory to include alterations to fenestration.

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Aldwick Parish Council:
No response from Aldwick Parish Council.

No representations received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
Built up area boundary.

DEVELOPMENT PLAN POLICES

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
SDSP2	SD SP2 Built-up Area Boundary

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

CONCLUSIONS

PRINCIPLE

The proposed development is situated within the built up area boundary where the principle of development is acceptable subject to accordance with the relevant development is acceptable subject to accordance with the relevant development plan policies. As stated in SDSP2 the key policies considered are DDM1 and DDM4 of the Arun Local Plan. Additionally, the criteria within the Aldwick Parish Design Statement.

DESIGN AND VISUAL AMENITY

The proposed conversion and extension of the existing garage will be situated at the rear of the property and as such will not be visible in the street scene. The extension will be single storey and due to it siting and size is considered a subservient addition to the host dwelling. Although the extension is located at the rear of the property it should be noted that there will be an alteration to the front elevation. This will consist of double open doors as opposed to a garage door. The proposed conversion and extension will also consist of 4No. roof lights.

The proposed demolition of the existing conservatory forms the other aspect of the application. This create 1No. window to the North elevation and include Bi-fold doors the West Elevation.

No details of proposed materials have been submitted, however, a condition to clarify this will be added to this decision.

NEIGHBOURHOOD RESIDENTIAL AMENITY

The proposed conversion and extension of an existing garage to craft/store is situated at the rear of the property. The proposed extension and conversion of the existing garage is located to the rear of the property will extend by approximately 2.2m in length, 3.8m in width and be built to a proposed height of 4.5m.

The alteration to the front elevation which will consist of changing garage doors to double doors opening into a store. It is not considered that the alteration of the doors would cause any unacceptable adverse impacts to the neighbouring properties.

The proposed demolition of the existing conservatory will also consist of Bi-fold doors to be installed to the rear elevation, the doors due to there location are not considered to give rise to any overlooking. There is a window proposed on the Northern elevation the proposal will be approximately 1.8m from the Northern boundary, however, will be no closer to the boundary than the existing dwelling and given the separation distance of approximately 10m from the adjacent dwelling to the boundary it is not considered to cause any unacceptably harmful impacts on neighbouring properties.

It is considered that neither aspects of the application would give rise to any unacceptable adverse overbearing, overshadowing and overlooking impacts upon the neighbouring residential amenity and therefore in accordance with policies DDM1 and DDM4 of the Arun Local Plan and the criteria within the Aldwick Parish Design Statement.

SUMMARY

The proposed development is deemed to accord with relevant development plans 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 Location and Block Plan 05, Proposed Ground and first floor plans 04 and Proposed elevations 03.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 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 identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
- 4 The materials and finishes of the external walls and roofs of the building hereby permitted shall match in colour and texture those of the existing building.

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