

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

REF NO: AW/300/21/HH

LOCATION: 15 Aldwick Avenue
Aldwick
PO21 3AQ

PROPOSAL: Erection of two storey front extension, hip to gable roof extension and garden/store room in rear

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a two storey front extension and a hip to gable roof extension. There will also be detached garden room to the rear.

RELEVANT SITE HISTORY

AW/133/18/HH	Front single storey extension & front & rear roof alterations to existing 2nd floor.	ApproveConditionally 06-07-18
--------------	--	----------------------------------

REPRESENTATIONS

Aldwick Parish Council provided no objection.

No representation received from nearby occupiers

CONSULTATIONS**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
DSP1	D SP1 Design
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

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

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 policy located within Area 14.

DESIGN AND VISUAL AMENITY

The proposal will front the street scene and is highly visible from the wider area.

The roof has a hip to the front and this will alter to form a gable. There is existing accommodation in the roof and the gable extension will enlarge the bedroom size with the addition of a window which will front the street scene. A similar hip to gable was approved in 2018 although not constructed.

The property has a garage that sits slightly forward of the principal elevation with a depth of 1.75m. This will be enlarged with a depth of around 2.35m and will run along the full principal elevation. To the west the extension will form a first floor above.

The first floor will feature a flat roof and consist of timber cladding. The design of the extension is slightly out of character with the area, although there is a variety of architectural styles of properties in this area which consist of cladding and contemporary glazed fronts and the dwelling would not appear as an alien feature which would be harmful in the street scene.

The extension retains 5m to the front boundary and does not extend beyond the established development line, running in line with the neighbouring dwellings and is not considered to appear unduly dominant.

Section M of the Design Guide states 'Front extensions are more likely to be acceptable on streets with a staggered or set-back building line'. 'Extensions should not project forward beyond the predominant building line'. The development complies with this, by not projecting beyond the development line.

Area 14 of the Aldwick Parish Design Statement refers that 'the existing pattern should be maintained e.g. setback and density, 'Existing separation of dwellings should be preserved'. The proposal complies with these statements.

An outbuilding is proposed which will be located to the rear eastern elevation. This is modest in size and is not visible from the wider area.

Whilst the proposal will alter the appearance of the dwelling in the street scene, the change is not considered to appear significantly out of character or result in a harmful impact. As such, the development complies with D DM1 and D DM4 of the Arun Local Plan , the Arun Design Guide and

Parish Design Statement.

RESIDENTIAL AMENITY

The front extension is not considered to result in adverse harm upon amenity to the east. There is a brick wall along the boundary and with the addition to this side at single storey height around 3.2m, with separation in place, it will not result in harm upon No.11.

There is small glazed porch area to the side elevation of No.17 which is located next to the first floor addition. However with 1m retained to the boundary and a further 2.5m to the side elevation of No.17 and with the porch serving a secondary entrance to the side of the property, the addition is not considered to result in adverse harm by way of overbearing or overshadowing impacts which will be significant in which a refusal is justified.

The outbuilding will have a height of 2.65m and a length of 9m with a width of 3m. This extends slightly over the boundary fence line however is not considered to result in harm upon amenity due to its size and siting located towards the rear of the garden.

The development is not considered to result in demonstrable harm on amenity by way of overlooking, overshadowing overbearing and accord with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to comply 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.t

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
 - Proposed Plans - 362/03
 - Proposed Elevations - 362/05
 - Proposed Garden Room - 326/06

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 No development above damp proof course (DPC) level shall take place unless and until a schedule of materials and finishes to be used for cladding have been submitted to and approved by the Local Planning Authority. The cladding so approved shall be implemented in accordance with the approved details.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity and character and appearance of the area by endeavouring to achieve a building of visual quality in accordance with policy D DM1 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.