

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

REF NO: AW/301/21/HH

LOCATION: 14 Churchill Avenue
Aldwick
PO21 5QQ

PROPOSAL: Erection of single storey front bay window extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION This application seeks to build a single storey bay window extension to replace an existing window.

RELEVANT SITE HISTORY

AW/315/18/HH	Retention of fence on front, side and rear elevation.	ApproveConditionally 10-04-19
AW/269/14/HH	Removal of existing ramp and replace with a larger ramp & replacement of kitchen door with PVCu door.	ApproveConditionally 12-11-14
AW/237/87	Proposed bedroom extension	ApproveConditionally 19-10-87

REPRESENTATIONS

Aldwick Parish Council provided no objection.

No representation received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built Up Area Boundary
Pagham Harbour Zone B
2km Buffer for Site of Special Scientific Interest
CIL Charging Zone 4

DEVELOPMENT PLAN POLICIESArun Local Plan 2011 - 2031:

DSP1	D SP1 Design
DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
SDSP2	SD SP2 Built-up Area Boundary

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
SPD13	Arun District Design Guide (SPD) January 2021

CONCLUSIONS**PRINCIPLE**

The development is in the built up area boundary where the principle of development is acceptable subject to accordance with relevant plan policies. As stated in SD SP2, the key policies considered are D SP1, D DM1 and D DM4 of the Arun Local Plan.

The proposal complies with Policy SPD10 of the Aldwick Parish Design Statement.

SITE HISTORY

Relevant site history has been noted.

DESIGN AND VISUAL AMENITY

The extension will be to the front elevation of the building, and will be highly visible from the wider area.

The proposal will have a depth of 1.2m and a width of 4.19m. It will have a flat roof which follows a similar height and design to the existing garage, which should ensure the extension minimally imposes on the design of the dwelling. The extension retains 7.6m to the front boundary, which consists of no physical barrier (such as a fence or shrubbery) that would restrict views and is clearly visible from the street scene.

The extension is subservient to the design of the existing dwelling and is well integrated. The design follows the same style as the existing window and is not considered to greatly change the appearance of the existing dwelling. It does extend beyond the principle elevation of the main building but not past that of neighbouring properties. Although not significantly in keeping with the general character of the area, it is not visually intrusive and is not considered to result in any adverse impact upon the area.

The materials match that of the host dwelling helping to ensure it appears integrated with the property.

As stated in the Arun Design Guide; 'Front extensions should take care not to disrupt the existing composition of the street in terms of rhythm or building line.' The proposal complies with the design guide and is not considered disruptive to the composition of the street.

The Aldwick Parish Design Statement states; 'New or replacement buildings or extensions should be visually subservient and relate to the existing building and not vary significantly in height or bulk from those nearby.' The proposal is therefore in accord with the SPD10 policy.

Although able to be viewed from the street scene, the proposal is not considered to result in adverse impact upon the character of the area and is in accord with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The extension will be situated to the front elevation of the property and will consist of a flat roof with a height of 2.62m. Due to its location being at the front of the dwelling and of only one storey, it is not considered to result in adverse overbearing or overshadowing retaining a distance of 4.2m to the west and 10.2m to the east.

The proposal consists fully of windows to the front elevation, east and west elevation. Given their location in relation to neighbouring properties, they do not give rise to any adverse overlooking.

As the development proposed is at the front of the property, it is not deemed to result in any harm upon neighbouring amenity and is in accord with D DM1 and D DM4 of the Arun Local Plan and SPD10 of the Aldwick Parish Design Statement.

SUMMARY

The proposed development is deemed to accord with the relevant development 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.

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 plans:
- Location Plan
 - Site and Block Plan
 - Floor Plans
 - Proposed Elevations

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.