

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

REF NO: AW/308/21/HH

LOCATION: 1 The Moorings
43 Aldwick Avenue
Aldwick
PO21 3AQ

PROPOSAL: Installation of ground to first floor lift to the side of dwelling

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to install a lift to the property. This will result in a first floor extension to the rear side of the property.
----------------------------	--

REPRESENTATIONS

Aldwick Parish Council provided no objection the application.

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 has a Parish Design Statement with the property located within Area 14.

DESIGN AND VISUAL AMENITY

The property is a top floor apartment with a detached garage and ground floor entrance hall. The attached garage is to the western elevation and the proposal will construct a lift which will be located internally to the corner of the garage, with a first floor constructed above to allow lift access to the first floor of the dwelling.

The addition is minor in size with a width of 1.5m and a depth of around 2m. It will have a hipped roof which increases its visibility from the street scene however the dwelling features hipped roof elements to the rear and the design appears in keeping with the appearance of the dwelling. The height is set around 2m below that of the ridge of the host dwelling.

The materials will match existing which helps to ensure its integration with the host dwelling.

Arun recently adopted a Design Guide. It states development should be subservient to the main dwelling and this complies in terms of scale and size. The proposal is also set back from the street scene and with no neighbours to the west, it does not lead to a terracing effect.

The Aldwick Parish Design Statement states 'New or replacement buildings or extensions should be subservient to the building and not vary significantly in height or bulk from those nearby'. The proposal complies with this.

Due to the minor scale of the development proposed, it is not considered to result in adverse harm upon the street scene and accords with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

There is a walkway to the western elevation of the property for access to the beach at the rear. As such there is sufficient space retained to neighbouring properties to ensure that the addition will not give rise to adverse overbearing or overshadowing.

There are no windows to the lift and it will not provide any adverse overlooking upon amenity and there are no properties to the rear.

The proposal will not result in harm upon amenity as a result of its minor scale and siting and as such accords with D DM1 and D DM4 of the Arun Local Plan.

PARKING

With the rear corner of the garage being converted to enable a lift to be constructed, this reduces space available for parking. The garage is relatively large and a length of 5.9m is retained which is large enough for a vehicle. However, there is also sufficient on street parking available and the alteration is not likely to result in harm upon parking in the area.

SUMMARY

The proposed development is deemed to comply with relevant development plan policies and as such is recommend 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 positive impact on protected characteristics (disability).

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, Block and Proposed Plans - DPA-02
- Existing and Proposed Floor Plan - DPA-01

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 The materials and finishes of the external walls and roof 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 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.