

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

REF NO: AW/30/20/HH

LOCATION: 3 Ely Gardens
Aldwick
PO21 3RY

PROPOSAL: Single storey extension to rear of bungalow.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a single storey rear extension.

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Aldwick Parish Council
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)
SDSP2	SD SP2 Built-up Area Boundary
DSP1	D SP1 Design

PLANNING POLICY GUIDANCE:

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 to be considered are D DM1 and D DM4 of the Arun Local Plan. Aldwick does not have a Neighbourhood Plan but does have a Parish Design Statement with the property located within Area 12.

SITE HISTORY

An application for a larger home extension was recently refused as the eaves height was marginally above the existing eaves and therefore did not comply with the criteria.

DESIGN AND VISUAL AMENITY

The proposal is located to the rear of the garden and as such is not visible from the wider street scene.

The extension appears subservient to the host dwelling and will use matching materials to ensure it appear well integrated. The extension is modest in size and as a result of its siting and design is not considered to adversely impact upon the street scene. The development is considered to accord with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The extension will run along the full rear elevation retaining approximately 0.5m to the western boundary. It will have a depth of 3.5m with a height of 3m. The extension will have a roof lantern to the centre with a maximum height of 3.4m.

The extension extends only 0.5m additional to that which could be completed under permitted development.

To the neighbouring property at No.5 there is a conservatory and as a result the eastern elevation may have the potential to suffer slight loss of light due to the siting of the proposed extension which is brick in construction. However the application that has been submitted is the same as a previous which required neighbour consultation in which no representation was received and it is considered there was no objection to the works.

Also the development only extends 0.5m further in depth than that which can be completed under permitted development and therefore the additional depth is not considered to result in an impact which is significant and in which a refusal is justified.

There are no windows to the side elevation and with doors opening to the rear garden, it is not considered to result in adverse overlooking.

The proposal is not considered to result in harm upon neighbouring occupiers 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
 - Site Plan - 14C
 - Proposed Location and Block Plan 01 A
 - Proposed Ground Floor Plan - 06G
 - Proposed Roof Plan - 07F
 - Proposed South Elevation - 08G
 - Proposed East Elevation - 09G
 - Proposed North Elevation- 10C
 - Proposed Cross Section - 11C
 - Proposed Ground Floor Plan - 13A
 - Enlarged Details - 12D

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.