

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

REF NO: AW/311/20/HH

LOCATION: Mortimer House
2 The Fairway
Aldwick
PO21 4EL

PROPOSAL: Single storey rear extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION Construction of a pitched roof single storey rear extension measuring 7.6m in width by 4m deep.

RELEVANT SITE HISTORY

AW/77/07/	Conversion of existing victorian conservatory to P shape conservatory. Extend existing blockwork & new PVC frames & glass roof.	ApproveConditionally 06-06-07
AW/243/89	Proposed single storey extension	Refused 29-01-90

REPRESENTATIONS

Aldwick Bay Company - No objection
Aldwick Parish Council - No objection

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

None

POLICY CONTEXT

Designation applicable to site:
2km SSSI's Bognor Reef and Pagham Harbour
Pagham Harbour zone B
TPO Bognor No. 2
Aldwick Bay Conservation Area

DEVELOPMENT PLAN POLICIESArun 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)
DSP1	D SP1 Design
HERDM3	HER DM3 Conservation Areas

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 are D DM1 and D DM4 of the Arun Local Plan.

Policy D DM1 sets out 13 design aspects of which applications should be assessed against. These include: Character, Appearance, Impact, Innovation, Adaptability, Crime Prevention, Trees, Public realm, Layout, Public Art, Density and Scale.

Policy D DM4 sets out criteria for which applications relating to extensions and alterations of existing buildings must be assessed against. They generally seek to minimise the impact of the proposal on the character of the host dwelling, its neighbours and the locality.

Policy HER DM3 relates to conservation areas and state that proposals must protect and if possible, enhance the setting of each.

Chapter 16 of the NPPF paragraphs 189, 190, 192,193 and 196 relates to identification and assessment of the significance of the heritage asset, the weight given to the conservation of the asset and the its weight against public benefits of the proposal.

Aldwick has a village design statement, the guidance of which has been noted in considering this application.

Key issues for consideration

- Appearance, high quality design
- Overbearing, Overshadowing and Overlooking
- Effect on the Conservation Area

PRINCIPLE

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Policies HER DM1 and HER DM3 relate to listed buildings and conservation areas and state that proposals must protect and if possible, enhance the setting of each.

Chapter 16 of the NPPF paragraphs 189, 192, 193 and 196 relates to identification and assessment of the significance of the heritage asset, the weight given to the conservation of the asset and the its weight against public benefits of the proposal.

Felpham does have a neighbourhood plan however none of the policies are relevant to this application.

Key issues for consideration

- Appearance, high quality design
- Overbearing, Overshadowing and Overlooking
- Loss of parking space

Appearance

The application seeks to construct a single storey rear extension approximately 7.6m x 4m, with a total height of 3.8m, it is noted that the eaves to the proposed, being single storey, are far lower than the host dwelling therefore, the scale of the proposed extension is thought to be in keeping with the existing dwelling.

The applicant proposes to build the extension in materials to match the host dwelling, including plain clay tiles and painted rendered finish allowing the extension to fit harmoniously within its setting.

The proposed pitch does not match that of the main house giving the extension a squat appearance in comparison, however this can only be view from the limited viewing points to the sides of the extension, West and East, and is not thought to be detrimental to its appearance.

It is believed that the proposed extension will be in keeping with the existing dwelling and an attractive appearance and as such accord with policies D DM1, D DM4 of the Arun Local Plan and the Parish design guide.

Overbearing, Overshadowing and Overlooking

The proposed extension will be located suitable distances from its closest boundaries to the West and East, at 3.1m and 5.2m respectively. Furthermore, views in and out of the garden are partially protected by mature hedging and trees running alongside these boundaries. As the proposal is for a single storey extension it is not believed that it will be overbearing or overshadow the closest neighbours in accordance with policy DDM4 of Arun's Local Plan.

A set of bifold doors is proposed to face South and 2 sets of casement windows are proposed facing West and East. The window which faces East will directly look towards the rear garden of No 1, however it has been noted that the view is blocked by mature hedging and trees on the boundary, which are under the control of No. 1 and therefore no unwanted views are expected be to achieved. The set facing West will predominately gain views of the side of No. 2a, due to No.2a's position further to the South within the plot, therefore it is not expected to cause any undue harm. As such no issues with overlooking are perceived in accordance with policy DDM4 of Arun's Local Plan.

Effect on the Conservation Area

The application site lies within the Bay Estate Conservation Area. The setting is predominately residential, characterised with larger properties within large plots. Grass lined verges and mature gardens with protected trees, are a feature of the area.

The proposal is for a modest single storey rear extension, built with materials to match the existing. Additionally, it is not expected to have an adverse impact on neighbouring properties and it is therefore felt that the proposal will preserve the character of the Conservation Area in accordance with policies HER DM1 and HER DM3 of Arun Local Plan and Aldwick's Design Guide.

Paragraph 189 of the NPPF requires the LPA to consider the significance of the impact on the asset. It is believed that less than substantial harm will arise from approving this application.

If there is less than substantial harm on the heritage asset, it is necessary under para 196 of the NPPF to weigh this against the public benefit of the proposal.

The public benefit obtained from the approval of this application will be to sustain or enhancing the significance of a heritage asset and the contribution of its setting. The long term advantages of maintaining a family home to modern living standards within the area and the small but positive impact of building industry work will outweigh any harm in its approval. In reaching this determination great weight has been given to heritage assets.

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.

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 Roof Plan
 - Proposed Ground Floor Plans Rev A
 - Proposed Elevations Rev A

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 and DDM4 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.