

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

REF NO: AW/317/18/HH

LOCATION: 131 Aldwick Road
Bognor Regis
PO21 2NY

PROPOSAL: Removal of existing conservatory & erection of rear two storey extension & side 1st floor extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to remove an existing conservatory and construct a two storey rear extension and first floor side extension. A porch will also be constructed to the principal elevation.
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RELEVANT SITE HISTORY

AW/104/02/	New vehicular access; two storey extension to kitchen & bedroom over. Extension to garage; extension to conservatory	ApproveConditionally 24-09-02
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REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Aldwick Parish Council provided no response

1 letter of objection from a nearby occupier

- Are the footings sufficient to support the structure
- There will be a loss of light to our bathrooms
- There is little space at the boundary for work to take place and no permission for access will be given.
- The extension would overlook our garden.
- It will overlook our kitchen through a skylight on our flat roof.

Commented noted

- Footings will be considered under building control
- Access to complete the work is a private matter and will not be taken into account when arriving at a decision.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:

Built up area boundary

DEVELOPMENT PLAN POLICES

SDSP2	SD SP2 Built-up Area Boundary
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

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 proposed development is situated within the built up area boundary where the principle of development is acceptable subject to accordance with relevant development plan policies. As stated in SDSP2 the key policies considered are D DM1 and D DM4 of the Arun Local Plan

The site is occupied by a detached two storey dwelling.

Aldwick does not have a 'made' Neighbourhood Plan however does have a Parish Design Statement with the property located within Area 13.

DESIGN AND VISUAL AMENITY

The application proposes a porch and a first floor extension to the eastern elevation which will be visible from the street scene.

The additions are modest and appear subservient to the host dwelling with materials to match that of the host dwelling. The porch due to its proposed size is not considered overly dominant upon the street scene with a similar style porch visible at the neighbouring property No.129.

The surrounding area consists of properties of a varied style and design and as such the proposal is considered in keeping with the character of the area. The proposal is not considered to impact the spatial pattern or character of the area and accords with DDM1 and DDM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The proposed porch will be constructed to a height of 3.5m with eaves to 2.3m. It will sit just behind that of the principal elevation and therefore is not overbearing or overshadowing with 3m retained to the eastern boundary.

The first floor extension to the east proposes an additional 3.6m in height. This will be around 1.5m below the height of the host dwelling. The first floor extension is set close to the eastern boundary at around 0.9m which may lead to a slight loss of light to the existing high level windows to the western elevation at No.129, however as they serve bathroom windows the impact is not considered significant.

The proposed two storey extension will replace an existing conservatory. The height is proposed at 6.3m this is however 1.7m below that of the host dwelling. The extension will increase its depth a modest 1.6m beyond that of the rear elevation of the host dwelling with 1.25m retained to the boundary to the west. Due to the siting of the neighbouring dwelling at the west and the boundary fencing and hedging in place, the two storey extension is not considered to appear overbearing or to give rise to overshadowing upon this elevation. 6.2m is retained to the eastern boundary and it is therefore again not considered to adversely impact upon this elevation.

A window is proposed to the eastern elevation of the first floor side extension however as there is already a window in existence and it serves a bathroom, any overlooking is not considered significant.

Regarding the two storey extension a window will also be proposed to the eastern elevation however due to its siting and with around 6m to the boundary any views are not considered to be significant or result in a loss of privacy. A window is also proposed to the western side and whilst it serves a bathroom due to its location it may have potential for overlooking and as such it will be conditioned the window at this elevation will be obscured glazed in order to prevent any adverse overlooking. The rear ground floor extension will have glazed doors however any views are not considered to increase from that which is possible with sufficient boundary treatment in place.

The proposal is not considered to give rise to any adverse overlooking, overshadowing or overbearing impacts upon the neighbouring amenity and is in accordance with DDM1 and DDM4 of the Arun Local Plan.

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

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
 - Proposed First Floor Plan, Elevations and Roof Plan - Sheet 2 of 3.
 - Proposed Floor Plan, Location and Block Plan - Sheet 1 of 3.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 of the Arun Local Plan.
- 3 The first floor window on the western elevation of the extension shall at all times be glazed with obscured glass and only openable at a high level, at least 1.7m above finished floor level.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies DDM1 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.