

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

REF NO: AW/318/18/HH

LOCATION: 1 Cedar Close  
Aldwick  
PO21 3BE

PROPOSAL: Part single, part double storey side extension and conversion of garage to store

**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION      The application proposes a part single and two storey extension to the front, side and rear of the dwelling.

**RELEVANT SITE HISTORY**

|           |                                                                                           |                                  |
|-----------|-------------------------------------------------------------------------------------------|----------------------------------|
| AW/78/89  | Extension to first floor to form bathroom                                                 | ApproveConditionally<br>17-04-89 |
| AW/41/04/ | Alterations to the rear roof heights to enlarge bedrooms and provide an ensuite bathroom. | ApproveConditionally<br>02-04-04 |

**REPRESENTATIONS****REPRESENTATIONS RECEIVED:**

Aldwick Parish Council provided no response.  
No representation from nearby occupiers.

**CONSULTATION RESPONSES RECEIVED:**

None

**POLICY CONTEXT**

Designation applicable to site:  
Built up area boundary

**DEVELOPMENT PLAN POLICES**

|       |                                                         |
|-------|---------------------------------------------------------|
| 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:**

|      |                                     |
|------|-------------------------------------|
| NPPF | National Planning Policy Framework  |
| NPPG | National Planning Practice Guidance |

**SUPPLEMENTARY POLICY GUIDANCE:**

|       |                                 |
|-------|---------------------------------|
| SPD10 | Aldwick Parish Design Statement |
|-------|---------------------------------|

**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. The key policies considered are DDM1 and DDM4 of the Arun Local Plan.

Aldwick does not have a 'made' Neighborhood Plan however does have a Parish Design Statement which is of relevance to the proposal. The proposal is located with Area 9.

The site is occupied by a detached two storey dwelling with an attached garage.

**DESIGN AND VISUAL AMENITY**

The proposal is located to the front, side and rear and therefore is visible from the street scene.

Whilst it is a large addition it is considered subservient to the host dwelling and well integrated with materials to match the existing dwelling. The proposal will form a hipped end which will help retain uniformity with the host dwelling. The surrounding properties are of a varied style and design and therefore the change is not considered to be out of character.

The proposal is not considered to adversely impact the spatial pattern or character of the area and accord with DDM1 and DDM4 of the Arun Local Plan.

**RESIDENTIAL AMENITY**

The existing garage is situated to the north western elevation and currently has a lean to roof which runs along the side of the dwelling and then decreases in height slightly to form a side and rear extension. This will be removed and replaced with a two storey extension which will extend the depth of the western elevation. The proposal will match in height and eaves height to that of the host dwelling. The extension will increase the width by around 1m and will retain just under 1m to the north west boundary however a car port is sited to the neighbouring boundary and therefore the proposal is not considered to appear adversely overbearing upon this elevation.

A single storey extension will also be created which will run along the rear with a depth of approx. 1.2m. The rear development does not extend any further in depth to the rear than the extensions which current exist however it will run along the full width of the rear of the dwelling.

The single storey extension to the front will increase in depth by around 1.4m which will meet in line with the front elevation of the dwelling. It will then increase a further 0.8m in front of principle elevation however this will form a covered porch area.

To the extension at the north west elevation there will be 1 window installed to the ground floor and 2 windows to the first floor. The first floor windows will be obscured glazed as shown on the plan however this will be conditioned to ensure there is no significant overlooking upon the neighbouring property. A

window will also be installed to the first floor rear elevation however due to the siting it is not considered that it will give rise to any significant overlooking upon the property at the north west and with 25m retained to the rear it again is not considered to give rise to any adverse impact upon neighbouring amenity at this elevation.

Glazed doors will be installed to the rear however due to the boundary treatment in place and the development at single storey this is not considered to give rise to any impacts additional to that which can already been achieved. Additional windows to the front will overlook the street scene.

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

#### **PARKING**

Whilst the conversion of the garge will lead to a loss of a parking space there is sufficient space to the front garden with driveway access for approx. 2-3 cars and the change is therefore not considered to adversely impact parking within the area

#### **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
- Ground Floor Proposed - 08/095-003
  - First Floor Proposed - 08/095-004
  - Roof Plans - 08/095-005
  - Proposed Elevations - 08/095-007
  - Location/Block Plan - 08/095-008

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 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 DDM1 of the Arun Local Plan.

- 4 The first floor windows on the north western elevation of the building 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.

- 5 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.