

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

REF NO: AW/31/22/HH

LOCATION: 10 Garden Court
Aldwick
PO21 4XW

PROPOSAL: Two storey front extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This application seeks to construct a two storey front extension.
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REPRESENTATIONS

Aldwick Parish Council - No Objection

No representation received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built Up Area Boundary
TPO
Pagham Harbour Zone B
2km Buffer for Site of Special Scientific Interest
CIL Charging Zone 4

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)
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
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. Part M and general criteria set by the Arun Design Guide is also considered.

Aldwick does not have a Neighbourhood Plan, but does have a Parish Design Statement which is relevant to this application. The property is located in Area 4 (Craigweil Lane).

DESIGN AND VISUAL AMENITY

The proposal will be to the front of the property, which is a two storey detached dwelling, and will be clearly visible from the street scene.

The extension will be two storey, and project part of the front elevation forward, with a width of 4.3m and depth of 3.4m. This will line up with the single storey garage and porch roof. The extension will have a hip roof, differing slightly to the gable roof of the host, but following a similar pitch and style. It will project from a halfway point on the main roof, helping to ensure there is not an imbalance with the existing. The proposal will not appear unduly overbearing on the host, and will integrate well.

The proposal will retain 8.1m from the front boundary. Although there are trees and bushes on the boundary which restrict views, will be visible from the street scene. The local area is comprised of detached two storey dwellings, all of a similar design style and a limited number with front extensions or alterations. No other properties in the locality have constructed two storey front extensions, meaning this proposal will be a first for the street. Despite this, the properties are relatively staggered, and given the proposal is at the end of a row, it will not be significantly disruptive to the composition or appearance of the street. It will alter the appearance and building line of the front elevation, but is not considered to be out of character with the property, or the locality, and as such is acceptable.

The proposal appears subservient to the design of the host and is well integrated. It will use materials primarily matching the existing, helping to ensure there is minimal intrusion on visual amenity. The first floor will feature Hardie Plank traditional red cladding to its exterior, which will replace the tile hanging to the front elevation. This will look slightly different to the existing tile, but given the colour, will not have a significant impact on the character of the property or the area.

Part M of the Arun Design Guide states that front extensions should take care not to disrupt the existing composition of the street in terms of rhythm or building line, ensure continuation of existing building design in terms of details and materials, and maintains and enhance front garden spaces. The proposal will project forward to line up with the existing garage, but will not protrude past the primary building line. It is well integrated, and will not look obtrusive. There will be some impact on street composition and appearance, but this is minimal, with the proposed works considered in keeping with the character of the property and area. This is in accord with Part M.

The development does not have an adverse impact on visual amenity, or to the character of the area, and accords with D DM1 and D DM4 of the Arun Local Plan, the Neighbourhood Plan, and Part M of the Arun Design Guide.

RESIDENTIAL AMENITY

The proposal is to the front of the property, and will be two storey. It will have a hip roof, at a height of approximately 6.72m, and 5.3m at the eaves. This is around 1m lower than the height of the dwelling, and will not appear unduly overbearing on the property. Being to the front of, and lining up with the existing building line of the garage, the proposal will only retain a distance of 6m from the northern

boundary. This will have no impact on neighbouring properties to the sides, as the dwelling is at the end of the row, and only shares one boundary with a neighbour to the south. Given its location, the extension will have minimal impact on this neighbour, and not result in any adverse overbearing or overshadowing. It is in accord with D DM4, retaining more than 1m from the closest side boundary, and is acceptable, posing little harm to residential amenity.

The extension will feature two windows to the front elevation. These windows will match those of the existing, and will not include the addition of any other features to the front and side elevations of the proposal. This will have minimal harm on residential amenity. The windows to the front face the street, and overlook No.7 on the opposite side of the road. Despite this, No.7 has no windows that face towards No.10, and as a result will have no direct views of the property. The proposal will have little harm on neighbouring privacy or amenity, not resulting in adverse overlooking, and is acceptable.

Part M of the Arun Design Guide states extensions should protect neighbouring amenity in terms of privacy and overshadowing, considering the positioning of neighbouring buildings and respond to existing elevations through the size and positioning of doors and windows. The proposal features no windows or doors which pose adverse harm to residential amenity, and is respectful to the privacy of neighbouring properties. It is in accord with Part M.

The proposal does not result in adverse overlooking, overshadowing or overbearing and is in accord with D DM1 and D DM4 of the Arun Local Plan, and Part M of the Design Guide.

SUMMARY

The development is deemed to accord with the 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.

CIL DETAILS

This application is not CIL Liable.

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, Block Plan and Proposed Ground Floor Plan Sheet 1
- Proposed First Floor Plan and Elevations Sheet 2
- Existing Floor Plans and Elevations & Existing and Proposed Roof Plan Sheet 3

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.