

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

REF NO: AW/327/19/HH

LOCATION: 7 A'Becketts Avenue
Aldwick
PO21 4LX

PROPOSAL: Single storey side & rear annexe extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Aldwick Parish Council

No Objection

Aldwick Bay Estate - No Objection

One letter of objection from a neighbour outlining concerns with maintenance and damage to their side extension. Also concerns expressed as they believe it goes against the character of the area.

RESPONSES TO REPS RECIEVED:

The maintenance of the existing extension on the neighbouring property is not a planning consideration and a party wall agreement can be implemented as a private matter.

The impact on the character of the area will be alluded to in the report below.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
Within the Built Up Area Boundary
2km Buffer for Site of Special Scientific Interest
Pagham Harbour Zone B
Tree Preservation Orders

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
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
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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. The key policies considered are DDM1, DDM4 and SDSP2 of the Arun Local Plan.

Aldwick does not have a Neighbourhood Plan however does have a Parish Design Statement with the proposal located within Area 1.

DESIGN AND VISUAL AMENITY

Whilst the proposal is partly visible from the street scene, it is not deemed to have a significantly detrimental impact on the established spatial pattern, or visual amenity of the area. This is predominantly due to the proposed materials and modest, scale of the development allowing it to remain subservient in appearance and sympathetic in style to the host dwelling. A further reason the proposed is not considered have a detrimental impact on the visual amenity of the area is because the existing garage remains and obscures most of the views of the extension.

The proposed extension is considered to be acceptable in terms of design and visual amenity, in that they do not have any considerable impact upon the street scene, or the established character of the site. It will measure approximately 12.5m in depth and 3.75m in width on the front elevation and a width at the rear of 4.75m. The proposed French doors on the western elevation are not considered to have a demonstrably negative impact on the appearance of the building or to have to an impact upon overlooking due to the ground floor views over the rear garden which are screened by a fence and would only look out over the public highway. The proposed skylights is not considered to raise significant impact on over looking due to positioning and the views gained not being of the neighbouring properties. The window and door to the front look over the front garden and to the road with a garage in the way of the views as such are deemed to be in accordance with the relevant policies.

Therefore, the proposal is deemed to be in accordance with D DM1, D DM4(a) and (b) of the Arun Local Plan.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed development is not considered to have any significant impact upon the residential amenities of neighbouring dwellings. The proposed construction would be located 14.8m from the western boundary, 10m from the northern boundary and 13.25m from the eastern boundary. The proposed windows are not considered to gain any views of any neighbouring dwellings. As the proposal is single storey it is considered to mitigate any potential for loss of privacy.

Therefore, the proposed development is considered to be in accordance with D DM1(3) and D DM4(c) of the Arun Local Plan.

SUMMARY

It is acknowledged there is a similar application on the same site for the works proposed in this application to be carried out to the rear of the dwellinghouse and that application will be considered on its own merits as this one has. The proposed development in this application is deemed to accord with the relevant development plan policies and as such is recommended for approval subject to the following conditions.

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 Plans - Sheet 1 of 3
 - Roof Plan - Sheet 2 of 3
 - Proposed Elevations - Sheet 3 of 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.