

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

REF NO: AW/328/21/HH

LOCATION: 17 Marquis Way
Aldwick
Bognor Regis
PO214AT

PROPOSAL: Erection of single storey rear conservatory

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The proposal seeks to construct a single storey rear extension.

REPRESENTATIONS

Aldwick Parish Council provided no objection.

No representation received from nearby occupiers.

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

None

POLICY CONTEXT

Built up area boundary

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
DSP1	D SP1 Design
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)

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.

Aldwick does not have a made Neighbourhood Plan although does have a Parish Design Statement with the property located within Area 4.

DESIGN AND VISUAL AMENITY

The extension is located to the rear of a two storey detached property and is not visible from the street scene.

The extension is single storey with a hipped roof and whilst large in depth appears subservient to the host dwelling. The external materials will consist of facing brick which will match that of the host dwelling. This ensures it appears well integrated and sympathetic in appearance to the main dwelling.

The proposal is considered to comply with the Arun Design Guide in such that the design responds to and complements the existing character and appearance of the dwelling. It is deeper than the recommended 3.3m but due to the detached nature of the property causes no harm.

With no viewpoints from the wider area, the proposal is not considered to result in harm upon the appearance of the area and accord with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The extension will have a depth of 6.5m and a width of 3.6m. This will have a hipped roof with a height of 3.2m with eaves to 2.3m.

Whilst the extension is large in depth, sufficient space is retained to the boundaries and as such the extension is not considered to result in adverse overbearing or overshadowing upon amenity with 2.5m retained to the eastern boundary which consists of fencing and hedging. 8.3m and 6.4m is retained to the rear and western boundary.

There will be windows and doors to each elevation of the extension however with sufficient separation and boundary treatments in place, views will consist of the garden of the host dwelling and the development is not considered to result in adverse overlooking upon neighbouring amenity.

With the development at single storey and with separation retained to the boundaries, the proposal will not cause adverse harm to neighbouring amenity by way of overbearing, overshadowing or overlooking and accord with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord with 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.

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
 - The Location Plan
 - Block Plan
 - Proposed Elevations - 1225-04
 - Floor Plan - 1225-01
 - Roof Plan - 1225-02

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.