

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

REF NO: AW/330/19/HH

LOCATION: 23 Grange Court
Aldwick
PO21 4XR

PROPOSAL: Single storey replacement rear extension, internal alterations to existing ground floor. Replacement kitchen window to match existing.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a single storey rear extension.
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RELEVANT SITE HISTORY

AW/225/18/T	Crown Reduction to 1No.Oak tree by 2 Metres to previous pruning points.	ApproveConditionally 10-10-18
AW/182/09/T	Reduce crown of mature Oak Tree by 10%	ApproveConditionally 24-11-09
AW/154/09/T	Surgery to Oak tree	
AW/205/04/T	Reduce crown by 10% and thin remainder by 20% of one Oak tree	ApproveConditionally 20-10-04
AW/191/01/T	Application to raise the crown and thin remainder of crown by 10% for good husbandry of 1No Oak tree	ApproveConditionally 02-11-01
AW/71/96/T	Selective lopping of one oak tree	ApproveConditionally 05-09-96
AW/93/91	Ground floor and first floor extension.	ApproveConditionally 21-08-91

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Aldwick Parish Council

No objection.

No representation received from nearby occupiers.

CONSULTATIONS

Arboriculturist

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:

Built up area boundary

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 key policies considered are D DM1 and D DM4 of the Arun Local Plan. Aldwick does not have a Neighbourhood Plan however does have a Parish Design Statement with the property located within in Area 4.

DESIGN AND VISUAL AMENITY

The proposal seeks to construct an extension to the rear of the existing garage.

The existing garage runs along the full eastern side elevation. The rear of the existing garage forms a utility room and this will be replaced and incorporated into the new extension which will also extend an additional 2.5m.

The development will have a height of approximately 3m which is slightly higher than the existing garage and as a result the development will be partially visible from the front. The surrounding dwellings are similar in appearance however with around 0.35m visible from the street scene above the existing garage, it is not considered to result in the dwelling appearing adversely out of character with the area.

The extension appears subservient in appearance to the host dwelling and is modest in size.

Due to the siting there is no significantly detrimental impact upon the spatial pattern or wider locality of the area in itself, as there are few viewpoints of this aspect of the application from the street scene. It is considered to accord with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The extension will be situated to the eastern elevation. This will extend beyond the rear elevation by approximately 2.5m. The rear 3m of the existing garage/utility room will also be incorporated into the new extension and increase in height by approximately 0.35m to around 3m. It will have a flat roof and whilst on the boundary is similar to that which exists and is not considered to appear adversely overbearing or overshadowing.

There are no windows to the eastern side and as such is not deemed to give rise to overlooking at this elevation.

There will be a set of doors however with the proposal at single storey, views are not considered to increase from that which are already available with sufficient boundary treatment in place also.

Due to the modest design and siting, the extension is not considered to harm neighbouring amenity by way of overbearing, overshadowing or overlooking and accord with D DM1 and D DM4 of the Arun Local Plan.

TREES

The proximity of a tree on the neighbouring property is noted and the proposed extension would impact on the tree and its root protection area. This is not sufficient to result in a refusal of the application.

SUMMARY

The proposed 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.

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 Site Plan - CO155-P002 Rev A
 - Proposed East Elevation - CO155-P214
 - Proposed West Elevation - CO155-P213
 - Proposed South Elevation - CO155-P212
 - Proposed North Elevation - CO155-P211
 - Proposed Roof Plan - CO155-P113
 - Proposed First Floor Plan - CO155 - P112
 - Proposed Ground Floor Plan - CO155-P111

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.