

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

REF NO: AW/335/19/HH

LOCATION: 18 Gunwin Court
Aldwick
PO21 4BW

PROPOSAL: Single storey rear extension and construction of larger garage.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a rear extension and increase the size of the existing garage.
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RELEVANT SITE HISTORY

AW/362/18/HH	Side & rear single storey extension, side dormer projection to existing first floor & detached garage.	ApproveConditionally 12-02-19
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REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Aldwick Parish Council

No objection

No representation received from nearby occupiers.

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 doesn't have a Neighbourhood Plan however does have a Parish Design Statement with the property located within Area 5.

DESIGN AND VISUAL AMENITY

The development is situated to the rear and side of the property and therefore only the enlarged garage will be visible from the street scene.

The extension is large in depth however is considered subservient to the host dwelling due to the modest height. As a result of its siting to the rear, is also not considered to appear unduly dominant upon the surrounding area. The development retains sufficient garden space and is not considered an overdevelopment of the site.

Due to the siting of the extension, it is considered that the proposal has no significantly detrimental impact upon the wider locality of the area in itself, as there are few viewpoints of this aspect of the application from the street scene.

RESIDENTIAL AMENITY

The proposal will extend from the north west rear elevation with a depth of 7.65m and run the full width of the property. It will have flat roof with a height of approximately 3.15m and 3.5m with roof lantern.

There is an existing garage which will be slightly enlarged with its depth increasing around 1m to 6.7m towards the front elevation of the property. The height will increase around 0.1m to 2.4m. The garage will remain largely the same as existing and runs along the boundary to the north west. The garage attaches to the proposed extension.

The Council uses a 45 degree rule to assess serious effects on neighbouring properties. The existing garage already intersects a 45 degree angle when drawn from the centre of the ground floor rear window at the neighbouring property at No. 16 and with the extension situated behind this, it is not considered the addition would be significantly harmful to the amenity of the adjoining occupiers to the east. An extension could be constructed up to this depth with prior approval and with no representation received, the development is considered acceptable.

Whilst large in depth, at a modest height and with the bulk of the extension 3m from the boundary fencing, the development is not considered to appear adversely overbearing or overshadowing upon amenity. The development is not considered to give rise to adverse overlooking with 2 sets of doors to the south western elevation with 23m retained to the boundary. There will be 2 additional velux however with a dormer already in existence views are not considered to increase significantly from that which is already achievable.

The proposal is not considered to give rise to harm upon 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 the relevant development 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 Block Plan - 10 Rev B
 - Proposed Elevations - 13 Rev E
 - Proposed Sections - 12 Rev B
 - Proposed Floor Plans - 11 Rev C

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.