

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

REF NO: AW/338/18/HH

LOCATION: 15 Willowhale Avenue
 Aldwick
 PO21 4AU

PROPOSAL: Front porch and garage extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application proposes to construct a front porch and garage extension to the front elevation of the property.

RELEVANT SITE HISTORY

AW/31/11/	Two storey side extension to provide utility room at ground floor and additional bedroom at first floor with family bathroom and en suite .	ApproveConditionally 29-03-11
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REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Aldwick Parish Council provided no response.
No representation from nearby occupiers.

CONSULTATIONS

Arboriculturist

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
Built up area boundary

DEVELOPMENT PLAN POLICES

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
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 and DDM4 of the Arun Local Plan.

Aldwick does not have a 'made' Neighbourhood Plan however does have a Parish Design Statement which is of relevance to the application. The property is located within Area 5.

The site is occupied by a two storey dwelling.

DESIGN AND VISUAL AMENITY

The proposal is situated to the front of the dwelling and therefore the development is highly visible from the street scene.

The porch and garage extension will appear subservient to the main dwelling with materials proposed to match the existing dwelling. Whilst the proposal is set forward of the principle elevation of the host dwelling and neighbouring properties, No.8 has a similar projection and therefore the proposal is not considered out of character. The dwelling is also set back from the front boundary and therefore whilst the proposal extends beyond the principal elevation sufficient space is retained to the front of property at a minimum of 12m. As a result the proposal is not considered to appear unduly dominant or overbearing.

The proposal due to its design and siting is not considered to adversely impact upon the spatial pattern or character of the area and accord with DDM1 and DDM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The garage extension is situated along the northern elevation and will extend to a depth of 4m. It will have a height of 2.8m with a flat roof.

Around 1.35m is retained to the neighbouring boundary and with sufficient fencing and hedging in place it is not considered the garage would give rise to any overshadowing or overbearing upon neighbouring amenity to the north east.

The porch will have a modest depth of approximately 1.5m. The porch will have a gable roof with a maximum height of 4m. This will be constructed to integrate with the host dwelling which also has a part gable roof to the principal elevation. The porch extension will retain around 5m to the neighbouring southern boundary and again due its siting and modest size it is not considered to give rise to any adverse impact upon neighbouring properties. Additional windows to the proposed porch will overlook the front garden and street scene.

The proposed development due to its siting is not considered to harm neighbouring amenity by way of overshadowing, overbearing or overlooking and accord with DDM1 and DDM4 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**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
 - Block Plan
 - Location Plan
 - Existing and Proposed Plans and Elevations - 2208:18

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 of the Arun Local Plan.

- 3 The materials and finishes of the external walls and roof of the buildings hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policies DDM1 of the Arun Local Plan.

- 4 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.