

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

REF NO: AW/338/19/HH

LOCATION: 9 Meadow Way
Aldwick
PO21 4HG

PROPOSAL: Rear extension with internal adaptations. New pitch roof to front porch. Replacement windows, new cladding and render to all external walls. Proposed rear Balcony.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a rear extension with a balcony. The front porch will alter to form a pitched roof. There will also be a decking to the rear extension and replacement of all the windows, render and new cladding.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Aldwick Parish Council

No objection.

1 letter received from nearby occupiers

- The proposed site and floor plans do not show the proposed ground floor balcony.
- Without screening, this will compromise our garden terrace.
- Applicant has advised amended plans will be submitted to include screening and glazed panel to 2m to avoid shading.
- We would appreciate a condition to ensure screen is retained as long as the balcony is in situ.
- We have no comment on the first floor balcony which reflects similar development.

Aldwick Bay company Limited have no objection.

Comments noted. The plans were amended in line with the comments.

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 but does have a Parish Design Statement with the property located within Area 1.

DESIGN AND VISUAL AMENITY

The dwelling is situated to the end of a cul de sac and due to its siting, visibility from the street scene is limited.

To the front of the dwelling there is an existing porch which will alter from a flat roof to form a small pitch roof. There is an existing balcony above this which will be reduced in depth slightly to around 2m.

The dwelling will alter from brick to render with cladding at first floor and therefore this will largely alter the appearance of the dwelling. However, with the surrounding properties varied in style and design and due to the siting, outside of the Conservation Area and with minimal views from the street scene, it is not considered to result in the dwelling appear adversely out of character with the area.

The extension to the rear is modest in size and as such appears subservient in appearance to the host dwelling and is visually integrated in terms of its design and scale.

The proposed development whilst altering the appearance of the dwelling, due to the siting with few viewpoints from the street scene is not considered to adversely impact the spatial pattern or character of the area and accord with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The alterations to the front will reduce the size of the existing balcony by approximately 1m and is not considered to give rise to adverse impacts.

An extension will be constructed to the rear elevation. There is an existing two storey and single storey addition at the rear and the proposed extension will run the remainder rear elevation at 4.15m in width. The extension will have depth of 3m and sit just behind existing rear.

This has a height of approximately 3.6m and will match that of the single storey existing addition which is slightly reduced in height. As a result of the siting of the extension, with rear gardens situated to the southern elevation it does not appear overbearing or overshadowing upon neighbouring amenity.

The roof of the single storey additions will form a balcony to the rear elevation. As a result of the depth, it is quite a large balcony. The balcony faces east however due to the siting of the two storey extension, views to the property at the north are largely restricted and will be of the garden and with 25m retained to the rear, it is not considered to give rise to adverse overlooking upon these elevations.

To the southern elevation the balcony siting would enable direct overlooking towards the rear garden and elevations of neighbouring properties and therefore a 1.7m high balcony screen should be constructed to ensure there is no adverse overlooking upon these properties.

A rear decking is also proposed. This will be at a height of 1m above ground floor level, with a depth of approximately 4m with balcony screening around it to a height of 1m. As a result of its height above ground floor level, this again would allow for direct views over the boundary fencing into the neighbouring property at No.8.

A wall will be constructed to the northern elevation at a height of 3m with the top 0.2m forming opaque glass as to ensure it is not overbearing. The wall be sited approx. 1m from the boundary. It is considered the construction of the wall is sufficient to ensure that the decking does not give rise to significant overlooking upon No.8.

The decking retains approximately 4.35m to the eastern elevation and whilst there may be some views due to the separation it is not considered to adversely impact the property at 77 The Fairway.

The proposed development is not considered to adversely impact 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 Site Plan with measurements - 10175-DPA-07 Rev A
- Proposed Site Plan - 10175-DPA-02 Rev A
- Proposed Ground Floor Plan with decking - 10175-DPA-10
- Proposed Floor Plan - 10175-DPA-05
- Proposed Elevations - 10175- DPA- 08
- Proposed Elevations - 10175- DPA-09

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 Balcony screening to the first floor southern elevation shall be constructed prior to the first use of the balcony, to a height of 1.7m and shall at all times be obscured glazed and be retained thereafter in perpetuity.

Reasons: In the interests of the amenity of the neighbouring dwelling in accordance with policies D DM1 of the Arun Local Plan.

- 4 The screening to the ground floor northern elevation shall be constructed prior to first use of the decking and shall be constructed as shown on the approved plan 08 and 09 and be retained thereafter in perpetuity.

Reasons: In the interests of the amenity of the neighbouring dwelling in accordance with policies D DM1 of the Arun Local Plan.

- 5 **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.