

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

REF NO: AW/34/21/HH

LOCATION: 29 Chawkmare Coppice
Aldwick
PO21 3SA

PROPOSAL: Single storey side/front extension and front porch

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a single storey side/front extension and front porch.
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RELEVANT SITE HISTORY

AW/184/18/CLP	Lawful development certificate for a proposed single storey rear extension	PP Not Required 23-08-18
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REPRESENTATIONS

Aldwick Parish Council - No Objection.

Nearby occupiers - no representation

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Built-Up Area Boundary
Tree Preservation Orders
2km Buffer Site for Site of Special Scientific Interest
Pagham Harbour Zone B

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

PLANNING POLICY GUIDANCE:

NPPF National Planning Policy Framework
 NPPG National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD10 Aldwick Parish Design Statement

CONCLUSIONS**PRINCIPLE**

The proposed development is in 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 D DM1 and D DM4 of the Arun Local Plan.

Aldwick does not have a Neighbourhood Plan however does have a Parish Design Statement. The property is located within Area 10.

DESIGN AND VISUAL AMENITY

The site is occupied by a detached two storey dwelling with detached garage. The single storey side/front extension will be located on the west side of the property and due to it's location will be visible from the street scene, although the garage will largely restrict views.

The property is set back from the street scene by around 15m and contains a driveway and garden area, and the main property is visible from the street scene. To the rear of the property, there is around 20m to the rear boundary which is lined with trees, which restricts views from Fish Lane.

The proposal will also construct a front porch, with a pitched roof, along part of the front elevation.

The side/front extension will have a width of 8.73m and a depth of 3.64m. Due to the siting of the side extension, it will be subservient to the dwelling and the hipped roof design is well integrated into the overall design of dwelling and character of the area. The siting of the side extension will be positioned beyond the front elevation of dwelling however it will be in line with the principal elevation on the north eastern side of dwelling. The extension will have double doors on the south elevation facing the garden and a new door on the north west elevation. There will be a window on the west and north extension elevations.

The materials used on the extension will match existing and consist of brick walls, tiled roof, UPVC windows and UPVC / alloy doors. The proposed materials visually integrate with the existing dwelling so comply with D DM4 of the Arun Local Plan.

The porch has a width of 3.12m and a depth of around 2.12m. Due to the siting and design of the porch, it seems well integrated with the existing host dwelling.

The materials on the porch will match existing using brick walls, roof tiles and UPVC / alloy door.

Due to the siting and design of the proposed extension and porch, it complies with D DM1 and D DM4 of the Arun Local Plan and Section M of the Arun Design Guide.

RESIDENTIAL AMENITY

The single storey side/front extension will have width of 8.73m and a depth of 3.64m which will run along part of the west elevation of the property. It will have a hipped roof to a height of around 3.48m. There is 2.7m to the west side boundary and there are no direct neighbouring properties to the west, due to the location of a public footpath.

Due to the siting of the new window on the west side extension elevation, it is not deemed to have an overlooking effect on neighbouring properties as there are no direct neighbours to the west boundary. Due to the siting of the window on the front north side extension elevation, there is a large distance to the front boundary and there is no harm to the overlooking of neighbouring properties.

Due to the extension being a single storey level, with screening from a fence on western boundary and does not come to within a minimum of one metre of the side boundary, the extension does not have an adverse overshadowing or overbearing effect on neighbouring properties and complies with D DM4 of the Arun Local Plan.

The porch is visually subservient to the main building, being around 3.73m in height and its appearance is well integrated with surrounding character of area.

Due to the design of the proposal, it is not considered to result in adverse harm upon neighbouring amenity by way of overbearing, overshadowing or overlooking and accord with D DM1 and D DM4 of the Arun Local Plan and Section M of the Arun Design Guide.

SUMMARY

The development accords 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

Location Plan, Block Plan, Existing Floor Plan and Elevations - Dwg No. 1

Proposed Site Plan and Ground Floor Plan - Dwg No. 2

Proposed Elevations - Dwg No. 3

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Policy D DM1 and Policy D DM4 of the Arun Local Plan.

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

Reason: In the interests of amenity in accordance with policy D DM1 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.