

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

REF NO: AW/350/21/HH

LOCATION: Merton Down
Wessex Avenue
Aldwick
PO21 2QW

PROPOSAL: Erection of single storey rear extension, garage conversion to self-contained annexe and installation of first floor balcony following the demolition of existing rear conservatory

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to remove a rear conservatory and replace with a single storey rear extension with a balcony above. An existing attached garage will also be converted to habitable accommodation with an alteration to the roof.
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REPRESENTATIONS

Aldwick Parish Council provided no objection.

No representation received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

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

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD10	Aldwick Parish Design Statement
SPD13	Arun District Design Guide (SPD) January 2021

CONCLUSIONS

PRINCIPLE

The key policies considered are D DM1 and D DM4 of the Arun Local Plan and the Arun Design Guide.

Aldwick does not have a made Neighbourhood Plan although does have a Parish Design Statement with the property located within Area 13.

DESIGN AND VISUAL AMENITY

The property is a semi detached two storey dwelling with an attached garage to the northern elevation.

Part of the development is visible from the street scene with the design of the garage roof altering. The roof is flat although will form a false pitch to the front, reducing to a flat roof at the rear. The height will increase slightly as a result of the addition of the pitch however this is considered to appear in keeping with the host dwelling and materials used will match existing to ensure it appears well integrated. The garage door will also be removed and replaced with an entrance door and window to enable habitable accommodation.

Development to the rear will not be visible but largely replaces an existing structure and its design is considered acceptable.

The Arun Design Guide states 'Extensions should respond to and complement the existing character and appearance of the building and wider townscape in terms of scale, massing, materials, openings and roof form.' The proposal complies with this, with alterations to the front appropriate in scale and massing.

The development is not considered to result in adverse harm upon the character or appearance of the area and as such accords with D DM1 and D DM4 of the Arun Local Plan and the Design Guide.

RESIDENTIAL AMENITY

The alteration to the garage will result in the height of the roof increasing from 2.6m to 2.95m although due to the siting, it is not deemed to result in harm upon the neighbouring dwelling. The applicant described the conversion of the garage as a self contained annexe however it does not feature a kitchen and is not therefore self contained. The conversion is not considered to result in an intensification of its use which would be harmful upon neighbouring amenity.

To the rear there is a conservatory. This will be replaced with a single storey extension with a depth of 4.3m and width of 4.75m. This infills part of the northern elevation and meets with the rear building line to the south, therefore not extending beyond the rear. It will have a flat roof with a height of 2.8m. There is a balcony proposed above which will feature a balcony balustrade to a height of 1.1m.

The balcony retains 7.4m to the northern boundary which ensures it does not give rise to adverse overbearing or overshadowing and there is planting which helps screen views. There are 2 windows to the side of the neighbouring dwelling which the balcony would have views towards. This is similar to views that can already be achieved, although the separation would be reduced. It is considered balcony screening should be constructed along the northern side to a height of 1.7m to ensure the addition of the balcony does not give rise to adverse views upon the neighbouring property. Due to the location of the balcony, views are not available to the south and with large trees along the rear boundary and due to the separation distances it will not result in harm to occupiers upon these elevations.

PARKING

The conversion of the garage will result in the loss of 1 parking space. There is however another

detached garage to the south of the site and with space to the front of the property for additional parking for around 4 cars, the loss is not deemed to result in harm upon the highway.

SUMMARY

The proposed development is deemed to accord 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 and Block Plan - 372-02
- Proposed Elevations - 372/06
- Proposed Floor Plans 372/05
- Roof Plans - 372/04

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 shall be constructed to the northern elevation of the balcony and shall at all

times be obscured glazed and to a height of 1.7m. The balcony screening shall be installed prior to the first use of the balcony 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 **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.