

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

REF NO: AW/354/21/HH

LOCATION: 4 Alexander Close
Aldwick
PO21 4XQ

PROPOSAL: Single storey front extension as part of conversion of garage.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a single storey front extension as part of conversion of garage and a single storey rear extension to be constructed under 'Permitted Development'.
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REPRESENTATIONS

Aldwick Parish Council - No Objection.

No representations received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Built-Up Area Boundary
Tree Preservation Orders
2km Buffer 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
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 4.

Policy D DM1 sets out 13 design aspects of which applications should be assessed against. These include: Character, Appearance, Impact, Innovation, Adaptability, Crime Prevention, Trees, Public realm, Layout, Public Art, Density and Scale.

Policy D DM4 sets out criteria for which applications relating to extensions and alterations of existing buildings must be assessed against. They generally seek to minimise the impact of the proposal on the character of the host dwelling, its neighbours and the locality.

DESIGN AND VISUAL AMENITY

The property is a single storey detached bungalow to north of Alexander Close. The property is constructed of brick with a pitched tiled roof. There is an attached single garage to west. To the north are properties set back by gardens. To the east is neighbouring property number 2 and to the west is number 6 Alexander Close. The surrounding area is residential in character.

The proposals are for a single storey front extension as part of conversion of garage and a rear single storey extension to be constructed under 'Permitted Development'.

The proposed single storey front extension will convert existing attached garage to west into a new bedroom and bathroom. It will retain same width and depth as existing garage. It will project forwards (south) within the same building line as existing garage so it will be in line with front principal elevation.

Due to siting to front (south) the changes are highly visible from the street scene however due to no additional height and minimal increase in length projected forwards there is no adverse impact on street scene or character of area so complies with policy D DM1 of the Arun Local Plan and Aldwick Design Statement.

There will be one new large window (2 window panes) to front (south) and one new window (2 window panes) to rear (north) elevation.

To the rear there will be a new single storey extension sited to the rear (north) elevation. Due to siting to rear it will have minimal views from street scene or wider area so does not cause adverse harm to character of surrounding area so complies with policy D DM1 of the Arun Local Plan.

The proposal will have a width of approximately 8.80m and a depth of approximately 3.80m. The height to pitched roof will be approximately 3.27m. There is around 8.74m to the north and 4.22m retained to the west boundaries. There will be new sliding doors (3 panes), one new window (3 window panes) and one new single door to rear (north) elevation.

(Single storey extensions up to 4m in depth from the rear elevation on a detached dwelling could be done under Permitted Development dependent on size and materials used so the proposal is acceptable.)

The proposed materials seem to match existing dwelling and consist of facing brickwork to walls to

match, UPVC windows and doors so complies with policy D DM1 and D DM4 of the Arun Local Plan and the Aldwick Design Statement.

Arun recently adopted a Design Guide. It states development should be subservient to the main dwelling and this complies in terms of size and scale. It states that front extensions should generally be no deeper than 1.5 metres and should not be the full width of the building. The proposal complies with this.

It states that rear extensions can however impact neighbouring amenity. The proposal seems to pass the 45 degrees test to ascertain whether it will affect light levels from the ground floor windows of the neighbouring property so is acceptable.

The proposal due to its siting and design does not result in adverse harm to street scene or surrounding character of area and complies with policy D DM1 and D DM4 of the Arun Local Plan, the Aldwick Design Guide and the Arun Design Guide.

RESIDENTIAL AMENITY

The proposed conversion of garage to habitable accommodation will have minimal impact on neighbouring amenity due to no additional increase in height, length or width over existing garage.

Due to the new window to front (south), a gap of around 8.90m retained to front boundary and location of road to front there is no harm to overlooking to neighbouring amenity to south so is acceptable.

Due to the one new window to rear (north), being at single storey and existing boundary fence to rear there is no harm to overlooking to north or west.

Due to proposed new rear extension there is no adverse harm to overbearing or overshadowing effects to neighbouring property no. 6 to west due to a gap of around 4.05m retained to the boundary, a large gap to the neighbouring property and being at single storey there is no adverse harm caused.

Due to the new sliding doors, new window and single door to rear (north) there is no adverse harm to overlooking to neighbouring amenity to north due to a large gap of around 8.74m retained to the rear boundary and properties set back by gardens so is acceptable.

PARKING

The conversion of the garage will result in the loss of parking area available. However there seems to be 2 spaces remaining to front driveway area so will comply with policy T SP1 and the Arun Parking Standards.

SUMMARY

The proposed 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, Block Plan and Proposed Floor Plan Sheet 1 of 3
Proposed Elevations Sheet 2 of 3
Existing Plans and Elevations Sheet 3 of 3

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 and D DM4 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.