

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

REF NO: AW/355/21/HH

LOCATION: 18 Sefton Avenue
Aldwick
PO21 3BP

PROPOSAL: Retention of detached annexe.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application is for the retention of a detached annexe.

REPRESENTATIONS

Aldwick Parish Council - No Objection. However, the applicant should have applied for permission before starting work. Failure to do so has been noted by the parish council for future reference.

No representations received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

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

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
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 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 9.

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.

DESIGN AND VISUAL AMENITY

The detached annexe is sited in the rear (east) garden of the property.

Due to the siting to rear (east) it is not visible from street scene or wider area so does not adversely impact character of surrounding area and complies with policy D DM1 of the Arun Local Plan and the Aldwick Design Guide.

The annexe is a single storey 'L' shaped design and contains one bedroom, a lounge, a toilet and a kitchen area. It is constructed of vertical wooden panelling with a flat felt roof.

The annexe has a width of approximately 7.90m that tapers down to around 3.42m nearest the property to west and a length of approximately 9.66m. The height to top of flat roof is approximately 2.56m and to top of roof light is approximately 2.67m. There is a new single door and two new windows to south elevation and one new large window (4 window panes) to west elevation facing garden to west.

There is around 1.0m retained to the north, 1.61m to the east, 4.22m to the south and 18.30m to the west boundaries.

The wood panelling materials are not present on the main property however being to the rear of the property it is not visible within wider area so is acceptable. The windows and doors are of UPVC in a black colour so is acceptable.

The Arun Design Guide states that new development should respond to and complement the existing character and appearance. The development is appropriate in size and scale for the area and is acceptable.

With no view points from the wider area, the proposal is not considered to result in harm upon the character or appearance of the street scene in accordance with D DM1 of the Arun Local Plan.

RESIDENTIAL AMENITY

The annexe has a width of approximately 7.90m that tapers down to around 3.42m to west and a length of approximately 9.66m. The height to top of flat roof is approximately 2.56m and to top of roof light is approximately 2.67m. Due to siting to rear (east) there is risk to overshadowing or overbearing effects to neighbouring property to rear however due to a gap of around 1.61m to the east boundary and a gap of around 10.50m to neighbouring property to east there is no adverse harm caused.

Due to one new single door and two windows to south elevation there is no adverse harm to overlooking to neighbouring amenity to south due to being at single storey, a gap of around 4.23m retained to southern boundary and existing boundary fence to south reduces impact so is acceptable.

Due to one new large window (4 window panes) to west elevation facing towards the garden of the property there is no adverse harm due to overlooking to neighbouring amenity due to large distance to neighbouring properties to west and existing boundary fence reduces direct overlooking impact so is

acceptable. An annexe in the garden will introduce more activity but due to the relationship with the house this would not be so harmful to amenity of neighbours to cause demonstrable harm.

A condition will be included to ensure that the use remains ancillary to the host dwelling and it does not form an independent dwelling.

The proposed development is not considered to harm amenity by way of overbearing, overshadowing or overlooking and accords with D DM1 of the Arun Local Plan.

SUMMARY

The proposed development complies 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.

CIL DETAILS

This application is CIL Liabe therefore developer contributions towards infrastructure will be required (dependant on any exemptions or relief that may apply)

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 and Proposed Elevations and Floor Plan Sheet 1 of 1

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 The accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of 18 Sefton Avenue as a dwelling and shall not be used as a separate unit of accommodation.

Reason: To accord with policies D DM1 of the Arun Local Plan and to prevent the establishment of an additional independent unit of accommodation which would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent dwellings.

- 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.