

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

REF NO: AW/356/21/HH

LOCATION: 46 Westminster Drive
Aldwick
PO21 3RE

PROPOSAL: Single storey side extension (resubmission following AW/160/21/HH).

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposal seeks to build a single storey extension to the side of the existing property.
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RELEVANT SITE HISTORY

AW/160/21/HH	Single storey side extension.	ApproveConditionally 07-06-21
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REPRESENTATIONS

Aldwick Parish Council - no objection.

No representation received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
Built Up Area Boundary
TPO
Pagham Harbour Zone B
2km Buffer for Site of Special Scientific Interest
CIL Charging Zone 4

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:

NPPG	National Planning Practice Guidance
NPPF	National Planning Policy Framework

SUPPLEMENTARY POLICY GUIDANCE:

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

CONCLUSIONS

The key policies considered are D SP1, D DM1 and D DM4 of the Arun Local Plan.

Aldwick Parish Council does not have a Neighbourhood Plan, but does instead have a Parish Design Statement which sets out development criteria to be followed, alongside policies from the Arun Local Plan. The proposal is located within Area 12 (Aldwick Park) of the statement and is also mentioned to be in Area 7 (Rose Green).

Part M of the Arun Design Guide is also considered.

DESIGN AND VISUAL AMENITY

The extension will be located to the southern side elevation of the property and will be visible from the wider area.

The proposal will have a width of 9.6m and a depth of 2.4m. It will have a pitched roof to the front of the extension, following a similar design to that of the host dwelling, with a pitch height of around half that of the existing roof. The back section of the extension will have a flat roof, with a skylight to the centre. This flat roof will not be visible from the street scene, as the pitched roof to the front of it restricts any potential views. The extension retains 9m from the front boundary which is primarily open plan with a few small bushes. These bushes provide no restriction to the visibility of the extension, allowing it to be viewed clearly from the street scene.

The proposal itself will allow for a larger kitchen and lounge for the resident. It appears to be subservient to the existing building and is well integrated. It does not extend past the front elevation or past that of neighbouring properties and is in keeping with the area. It is not considered to significantly alter the appearance of the property and has minimal impact on the design amenity, with no significant risk of adverse impact upon the character of the area.

The materials proposed match that of the host dwelling helping to ensure the extension appears well integrated with the property.

As stated in the Aldwick Parish Design Statement: 'New or replacement buildings or extensions should be visually subservient and relate to the existing building and not vary significantly in height or bulk from those nearby.' The proposal complies with this development criteria.

Part M of the Arun Design Guide states to ensure the scheme; 'Responds to existing building design in terms of roof pitch, and uses complementary and integrated materials and elevational design.' The extension is compromised of a pitched and flat roof, both responding sympathetically to the existing roof. The materials proposed match that of the original, and the proposal is unobtrusive, whilst sufficiently maintaining the established building lines. Therefore, the proposal complies with Part M.

Although able to be viewed from the street scene, the proposal is not considered to result in adverse impact upon the character of the area and is in accord with D SP1, D DM1 and D DM4 of the Arun Local Plan. It also complies with criteria set out in the Aldwick Parish Council Design Statement and Part M of the Arun Design Guide.

RESIDENTIAL AMENITY

The extension will be to the southern side of the property and will have a pitched and a flat roof. The pitched roof will have a height of 3.6m at the top, and 2.45m at the eaves. The flat roof will be 2.85m high, and will have a skylight to the centre. As it is only one storey and located in an area which is relatively sheltered from neighbouring properties (being down the side of the property), it is not considered to result in adverse overbearing or overshadowing. It retains a distance of 0.05m from the southern boundary, which almost meets the fence line for the neighbouring property. This complies with D DM4 and poses minimal risk of overlooking, as the neighbour has no windows facing towards the extension and any potential overbearing is reduced by a high fence that sits on the boundary.

Part M of the Arun Design Guide states that for side extensions it should be ensured; 'the scheme avoids a terracing effect by setting side extensions back from the front of the house and keeping these 1m from side boundaries at ground floor, and; to incorporate natural surveillance, respecting and ensuring the privacy of neighbours, as appropriate depending on location.' As mentioned previously, the extension only retains a distance of 0.05m, potentially risking the creation of a terraced effect. Additionally, the front of the extension is in line with the front elevation of the original building. However, as it does not meet the boundary, and as the neighbouring property has a driveway in between the two properties, this effect does not appear to be present. The extension also observes natural surveillance with the location of its windows and height. It is therefore considered that the extension complies with Part M.

The proposal has two small windows, one to the front and the other to the rear. It has no windows to the side elevation which faces the neighbouring property. The rear window measures 2m from the floor level, allowing its use to be primarily for sunlight. This poses minimal risk upon neighbouring properties to the rear and additionally limits any views into the lounge of the host dwelling from said properties. It is therefore considered that the proposal does not have any adverse overshadowing, overlooking or overbearing effect on neighbouring properties.

The development proposed is not deemed to result in any harm upon residential amenity and is in accord with D SP1, D DM1 and D DM4 of the Arun Local Plan. It also meets the criteria set out by Part M of the Arun Design Guide and by the Aldwick Parish Council Design Statement.

PARKING

It is considered that, due to the location of the extension, the size of the driveway will be reduced, providing the resident with less parking space. Additionally, the proposal limits access the garage to the rear of the property, blocking it completely from the front. However, due to a large gate that currently sits in line with the front elevation of the property, it is suggested that this part of the driveway is not used for parking and therefore will not be significantly affected by the extension and the loss of this external space.

This will additionally cause no harm to highway safety as parking is still accommodated on site.

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.

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 not CIL Liable.

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 Plans
- Site and Block Plans
- Floor Plans
- Proposed Elevations

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 **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.