

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

REF NO: AW/362/18/HH

LOCATION: 18 Gunwin Court
Aldwick
PO21 4BW

PROPOSAL: Side & rear single storey extension, side dormer projection to existing first floor & detached garage.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposal seeks to construct a single storey side and rear extension and a dormer to the western elevation. The existing garage will also be removed and re-sited.
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REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Aldwick Parish Council provided no response.
No representation from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site
Built up area boundary

DEVELOPMENT PLAN POLICES

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
SDSP2	SD SP2 Built-up Area Boundary
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
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CONCLUSIONS

PRINCIPLE

The proposed development is situated within 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 DDM1 and DDM4 of the Arun Local Plan.

Aldwick does not have a 'made' Neighbourhood Plan however does have a Parish Design Statement which is of relevance to the application. The property is located within Area 5.

DESIGN AND VISUAL AMENITY

The proposal is situated to the front rear and side of the dwelling however due to the siting of the dwelling the proposal is not readily visible from the wider street scene.

The proposal is considered well integrated with the host dwelling. The side extension is to be of matching materials to the host dwelling. The proposed dormer is to be of grey cladding however due to the siting of the dwelling this is unlikely to be visible from the street scene.

The surrounding houses are of a similar style and design however as the property is located to a corner at the end of a cul de sac the works are not clearly visible and the proposal is not considered to impact the spatial pattern or character of the area and accord with DDM1 and DDM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The extension will ultimately form an L shape along the full side and rear of the dwelling. It will extend 4.6m from the southern elevation. This will increase slightly to the rear where it will have a depth of approximately 5m. The height of the side and rear extension will be around 2.9m with a flat roof and 3.45m maximum to the rear with the addition of a roof lantern.

To the southern and western elevation there will be a number of doors and windows however this will overlook the garden. With 21m to the southern boundary and 7.7m to the rear and the development at single storey it is not considered there will be any adverse overlooking impacts upon neighbouring properties. There are no windows proposed to the northern elevation.

The existing garage sits to the side of the dwelling in line with the rear elevation. This will re-sited to the rear boundary. As a result of its re-siting this will provide a 2.7m separation to the northern boundary and as a result of this separation it is not considered to appear overbearing or overshadowing upon the neighbouring property.

There is an existing dormer projection with a width of around 2.4m. This will increase to around 8.4m occupying the majority of the roof. Its height and depth will increase in size by around 1m to approximately 2.45m. There is 1 window in existence and 2 Juliet balconies are proposed. Whilst this may give rise to possible overlooking towards the property at No.20, it is not considered any overlooking would be significant due to the siting of the dwelling. As a result of the siting and sufficient distance retained to the boundary it is also not considered to appear adversely overbearing or overshadowing.

The proposal is not considered to adversely impact neighbouring amenity by way of overshadowing, overbearing or overlooking and accord with DDM1 and DDM4 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord with the 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
 - Proposed Ground Floor Plan and Block and Location Plan - Sheet 1 of 3
 - Proposed First Floor Plan , Elevations and Roof Plan - Sheet 2 of 3

 Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 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.