

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

REF NO: AW/366/20/HH

LOCATION: 38 Rose Green Road
Aldwick
PO21 3EP

PROPOSAL: Single storey rear extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a single storey extension to the rear of the property.

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
NPPDG	National Design Guide

SUPPLEMENTARY POLICY GUIDANCE:

SPD10	Aldwick Parish Design Statement
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CONCLUSIONS**PRINCIPLE**

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

Aldwick does not have a Neighbourhood Plan however does have a Parish Design Statement with the property located within Area 7.

DESIGN AND VISUAL AMENITY

The proposal is located to the rear of the property and as such is not visible from the wider area.

Section M of the Arun Design guide states the scale, massing and positioning of extensions should be visually subservient to the existing property. With the extension modest in size and at single storey, it accords with this. 'Rear extensions must also preserve garden areas and not lead to an unacceptable reduction in garden size below a depth of 10.5 metres'. The proposal complies with this retaining 13m to the rear boundary.

The materials will consist of painted render to match the host dwelling and helps to ensure its integration.

The extension due to its siting at the rear and modest size is deemed to accord with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The extension will have a depth of 4m with a flat roof height of around 3.1m. This will retain around 0.75m to the eastern boundary and 1.5m to the west. It is noted an extension of 3m depth could be constructed under PD.

There is sufficient hedging which runs along the eastern side with fencing and restricts much of the view from this elevation.

To the western side, again there is fencing in place and with a flat roof addition running along the boundary to the neighbouring property, followed by a steep pitched roof, the extension is not considered to result in overbearing or overshadowing upon this elevation.

There will be a doors to the rear which will give rise to views over the rear garden and with 13m to the rear, it is not considered to result in overlooking.

As a result of the size and siting, it is not deemed to result in adverse harm upon neighbouring amenity and accords with D DM1 and D DM4 of the Arun Local Plan.

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 - 01
 - Proposed Elevations - PR.EL.01
 - Proposed Floor Plan - PR.FL.01
 - Section- SE.01

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.