

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

REF NO: AW/366/21/HH

LOCATION: 7 Cedar Close
Aldwick
PO21 3BE

PROPOSAL: Erection of single storey rear extension with first floor juliet balcony, installation of 2 x side dormers following the demolition of existing rear conservatory.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This proposal seeks to build a single storey extension to the rear of the host dwelling which will replace an existing conservatory. There will also be a first floor juliet balcony and the installation of 2 side dormers.
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RELEVANT SITE HISTORY

AW/130/99/	Addition of a conservatory to rear of property	ApproveConditionally 16-09-99
AW/56/94	Proposed bedroom over existing dining room	ApproveConditionally 01-07-94
AW/120/89	Extension to provide Porch and Toilet	ApproveConditionally 12-06-89

REPRESENTATIONS

Aldwick Parish Council - Objection

- The juliet balcony would result in an adverse overlooking effect on neighbouring properties, conflicting with policy D DM4 of the Arun Local Plan and the Parish Design Statement.

No representation received from nearby occupiers.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Designation applicable to site:
 Built Up Area Boundary
 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:

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 Neighbourhood Plan although does have a Parish Design Statement with the property located within Area 9.

DESIGN AND VISUAL AMENITY

The extension is to the rear of the property and is not visible from the street scene. The proposed dormers are partially visible from street scene, located to the rear gable, facing east and west.

There is a conservatory which will removed and replaced with an extension which will increase in slightly in width. The depth remains the same although the width will increase 3.2m to the east and will meet with the rear of an existing addition to the east elevation. This appears well integrated and subservient to the host dwelling.

The Arun Design Guide states 'Extensions should respond to and complement the existing character and appearance of the building and wider townscape in terms of scale, massing, materials, openings and roof form. The proposal complies with this. It states 'Dormers should be a minor incident in the roof plane and made of sympathetic to the existing or original building materials' and 'favours small scale dormer windows with pitched roofs over large, flat box-shaped designs'. The proposal partly complies with this. The dormers feature flats roofs however are considered modest in size that appear as a minor incident on the roof. Materials will match existing which ensures it appears well integrated.

The Aldwick Parish Design Statement states 'Any roof re-design should be sympathetic and in

keeping with the character of existing properties'. There are other examples of dormers in the street scene and the proposed appears sympathetic in appearance to the dwelling.

With limited viewpoints from the street scene, the development is not considered to result in harm upon the appearance of the street scene in accordance with D DM1 and D DM4 of the Arun Local Plan and The Arun Design Guide.

RESIDENTIAL AMENITY

The rear extension will have a depth of 3.5m although does not extend beyond the existing rear elevation, essentially infilling the north eastern side. This will have a flat hipped roof with a maximum height of 3.15m. The extension retains 0.87m to the side boundary at its widest point although due to the siting of the extension and neighbouring dwelling, it will not result in adverse overbearing or overshadowing. The rear extension will feature bi fold doors which will open out onto the garden of the host dwelling and at single storey does not give rise to adverse overlooking.

Two dormers are proposed to the side roof slope of a rear gable addition facing east and west. The dormers are modest in size with a length of 2.3m, depth of 2m and height of 1.85m and do not appear overbearing upon amenity.

There will be 2 windows serving the dormers although the plan demonstrates these will be obscured glazed which will ensure it does not give rise to unacceptable overlooking upon neighbouring amenity and a condition will be added.

There is a window to the top floor rear gable end of the which will ensure the room receives some natural light. This replaces an existing window although will be larger in size. This will give rise to views over the garden of the host dwelling and neighbouring dwellings however views are not considered significant above that which already exists. This is due to the siting of the neighbouring dwellings which are not located directly behind the dwelling but instead an angle to the east and west and views are not direct into neighbouring windows. There is planting to the rear which helps to further restrict the views that are available.

A juliet balcony is proposed in replacement of a window to the 1st floor. This will provide views over the garden but is not considered additional to that which can be achieved from the existing window.

The development is not considered to result in adverse harm upon amenity by way of overbearing, overlooking or overshadowing and as such 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 - A1/00 Rev A
 - Proposed Floor Plans- A1/02 Rev A
 - Proposed Elevations - A1/03 Rev B

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 second floor dormer windows on the east and west elevation of the building shall at all times be glazed with obscured glass and only openable at a high level, at least 1.7m above finished floor level.

Reasons In the interests of the amenities of the occupants of nearby properties in accordance with policies D DM1 of the Arun Local Plan.

- 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.