

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

REF NO: AW/381/21/HH

LOCATION: 27 Faresmead
Aldwick
PO21 3DQ

PROPOSAL: First floor rear extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a first floor rear extension.

RELEVANT SITE HISTORY

AW/126/01/	Single storey side extension.	ApproveConditionally 21-09-01
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REPRESENTATIONS

Aldwick Parish Council provided no objection to the application.

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

SUPPLEMENTARY POLICY GUIDANCE:

CONCLUSIONS

PRINCIPLE

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

Aldwick does not have a Neighbourhood Plan but does have a Parish Design Statement. The property is located within Area 10.

DESIGN AND VISUAL AMENITY

The proposal is located to the rear of the dwelling and is not generally visible from the street scene. There is a single storey extension and the first floor will be located above. This is therefore contained within the existing footprint of the dwelling extending across approximately half of the rear elevation

The proposal has a pitched roof which extends in line with the host dwelling. This helps to ensure it appears well integrated with the main dwelling and being set below the ridge height helps to provide subservience.

Materials proposed feature cladding. Cladding is present in the vicinity and being to the rear is not visible from the street scene and is acceptable.

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. 'Integrating roof form with the existing dwelling, generally constructed at the same angle of pitch'. The proposal complies with this incorporating a roof pitch in keeping with the main dwelling.

The Aldiwick Parish Statement refers to 'Any roof re-design should be sympathetic and in keeping with the character of existing properties. ' The character of the area should be preserved. The proposal complies with the guidance.

With no viewpoints from the street scene, the proposal will not result in adverse to the appearance of the dwelling within the street scene or upon the character of the area in accordance with D DM1 and D DM4 of the Arun Local Plan and the Arun Design Guide.

RESIDENTIAL AMENITY

The extension will have a depth of 3.5m. This retains 3.5m to the eastern side and 1.9m to the western side.

The extension will give rise to some harm on No.26 from additional overshadowing in the evenings when the sun is setting. However due to the position of no 26, the separation distance and the relatively low level of the roof the level of harm caused by the additional overshadowing does not result in such harm that a refusal on that ground can be justified.

Due to the siting of No.28 to the west which is set further north than the neighbouring dwelling, the first floor addition will give rise to some overbearing/overshadowing as a result of it intersecting a 45 degree angle from the rear first floor windows of No.28. The additional overshadowing would take place in the morning. However this is not deemed significant as a result of the separation between them, with approximately 8.5m retained from the rear of the No 28 to the side of the proposed extension.

There will be a bedroom window which replaces an existing, albeit sited further towards the rear. With the host dwelling having a relatively short rear garden depth of 7.1m the extension will give rise to some overlooking upon the properties to the rear specifically 17 Wyde Feld. This is not considered significant in which a refusal is justified as a result of the rear properties being located at an angle, and as such the line of sight is not direct and with sufficient planting along the boundary to the rear neighbour this helps to restrict views.

There will also be an additional window to the west serving bathroom and will be obscured glazed.

The proposal is not considered to have a significantly harmful impact upon the neighbouring amenity by way of overlooking, overshadowing or overbearing 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
- Site Plan, Proposed Elevation and Floor Plan - drawing 2

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 No demolition/construction activities shall take place other than from 08:00 hours until 18:00 hours (Monday to Friday) and from 08:00 hours until 13:00 hours (Saturday) with no noisy work on Sunday or Bank/Public Holidays.

Reason: To protect the amenity of local residents in accordance with Policy QE SP1 of the Adopted Arun Local Plan 2011 - 2031

- 4 The first floor window on the western 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 District Local Plan.

- 5 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.