

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

REF NO: AW/384/21/HH

LOCATION: 12 Aldwick Place
Aldwick
PO21 4AB

PROPOSAL: Erection of side infill extension to create garage, front porch extension and conversion of existing garage to habitable use.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This application seeks to build a front porch extension, a side infill extension to create a garage from a carport and conversion of the existing garage for habitable use.
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REPRESENTATIONS

Aldwick Parish Council - No Objection

No representation received from nearby occupiers.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

Tree Officer - No response

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:

NPPF	National Planning Policy Framework
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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. Part M and general criteria outlined in the Arun Design Guide is additionally considered.

Aldwick Parish Council does not have a Neighbourhood Development Plan but instead has a Design Statement, of which applies to this application.

DESIGN AND VISUAL AMENITY

The extension is to the front elevation and will be highly visible from the street scene. The other works will be internal and have little harm on design and visual amenity, being unable to be viewed from the exterior.

The porch will have a width of 2.9m and depth of 1.8m. It will have a flat roof, as will the proposed garage, matching the existing porch and carport. The garage will not change the height or footings of the existing carport, but will enclose the structure with a new wall to the east and garage door to the front. The new wall will measure 2.8m, extending 1m further than the porch. Despite the main building having a pitched roof, the flat roofed porch and garage is not considered to have an unduly harmful impact upon its visual appearance and will integrate sympathetically with the existing side extension and garage. The extension retains a distance of 16.1m from the front boundary and will be visible from the street scene, although some views from the wider area may be restricted by trees situated to the front and side of the property. The street has a set composition, made up of detached properties with very similar design styles. As the works are minimal and have little impact on the visual appearance of the property, they are considered to be in keeping with the general character of the area.

The extension appears subservient to the design of the existing dwelling and is well integrated. It is not considered visually intrusive and follows similar design aspects to that of the existing. The materials used will match that of the original building, ensuring minimal visual intrusion. The extension will not protrude past the building line of the front elevation and poses little risk of disrupting the composition and rhythm of the street.

As stated in Part M of the Arun Design Guide, front extensions should take care not to disrupt the existing composition of the street in terms of rhythm or building line, ensure continuation of existing building design in terms of details and materials, maintain and enhance front garden spaces and avoid large, flat-topped porches; incorporating pitched roofs in most cases. Despite having a flat roof, the proposal respects the composition of the street and is in keeping with the design of the existing building, successfully complying with Part M of the Arun Design Guide.

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 DM1 and D DM4 of the Arun Local Plan, Part M of the Arun Design Guide and Aldwick Design Statement.

RESIDENTIAL AMENITY

The extension will be to the front of the property. It is single storey and will have a flat roof with a height of 2.7m. This will match the height of the existing side extension, ensuring minimal impact on the roof line

of the property. The proposal retains 4.3m from the western boundary and has no direct distance to the eastern boundary. As the property is at the end of the row, it has no neighbouring properties to the west that may be at risk of harm to residential amenity. The proposal is therefore not considered to result in adverse overbearing or overshadowing and is in accord with D DM4 of the Arun Local Plan.

The proposal features the addition of a new door to the existing side extension, a garage door and a front access door to the porch, with two windows on either side. These features all face to the front of the property and do not overlook any neighbouring properties. Given their scale and location, they are not considered to result in adverse overlooking, overshadowing or overbearing and have limited impact upon residential amenity.

Part M of the Arun Design Guide states that extensions should protect neighbouring amenity in terms of privacy and overshadowing, considering the positioning of neighbouring buildings and respond to existing elevations through the size and positioning of doors and windows. The extension is unobtrusive and is respectful to the privacy of the neighbouring properties. It does not give rise to any overshadowing. The proposal is considered to be in accord with Part M.

The proposal is in accordance with D DM1 and D DM4 of the Arun Local Plan and does not result in unacceptable harm upon neighbouring amenity. It also complies with Part M of the Arun Design Guide.

PARKING

The loss of the garage to habitable use would not adversely impact on street parking as there is sufficient space on site to avoid the need for additional on street parking.

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.

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 and Site Plan
 - Existing Ground Floor Plan
 - Existing Elevations
 - Proposed Ground Floor Plan B
 - 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.