

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

REF NO: AW/38/21/HH

LOCATION: 4 St Richards Drive
Aldwick
PO21 3BH

PROPOSAL: Single storey rear infill extension, first floor side/rear extension, conversion of garage to habitable use, porch canopy to front with pitched roof and alterations to fenestration

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above

REPRESENTATIONS

Aldwick Parish Council:
No objection but recommendation that the side windows be obscure glazed.

No objection from nearby occupiers.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:
None

POLICY CONTEXT

Designation applicable to site:
2km Buffer for Site of Special Scientific Interest
Pagham Harbour Zone B
Within the Built Up Area Boundary
Tree Preservation Orders

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:

NPPDG	National Design Guide
NPPF	National Planning Policy Framework

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 however does have a Parish Design Statement with the property located within Area 9.

Policy D DM1 sets out 13 design aspects of which applications should be assessed against. These include: Character, Appearance, Impact, Innovation, Adaptability, Crime Prevention, Trees, Public realm, Layout, Public Art, Density and Scale.

Policy D DM4 sets out criteria for which applications relating to extensions and alterations of existing buildings must be assessed against. They generally seek to minimise the impact of the proposal on the character of the host dwelling, its neighbours and the locality.

DESIGN AND VISUAL AMENITY

Due to the nature of the works there will be views readily available from the public domain. The application is comprised of two sections; the extending and remodelling of the dwellinghouse and a new porch to the front.

The extensions and remodelling will be partially visible from the street scene, due to the screening on the boundary as well as its siting and scale. The road has a mixed character, as it is host to a variety of dwelling styles, designs and scales. As such, the development is not considered to result in any significantly harmful impact upon the character of the locality. The development is not considered to appear subservient to the host dwelling, resultant of its footprint and scale.

Whilst the development will have an impact on the spatial pattern of the locality, there is not considered to be a uniform pattern in the locality. The development is not considered to have a significantly harmful impact upon the character of the host dwelling, or its locality due to both the design of the proposal, and the presence of similar development within the area.

Arun recently adopted a Design Guide which provides detailed guidance that will help raise design standards across the District. Section M refers to householder extensions. Development should respond to and complement the existing character and appearance of the building. The scale, massing and positioning of extensions should be visually subservient to the existing property. It is considered the proposal complies with the Design Guide as with the scale of the development appears in relation to the host dwelling.

The development is considered to conflict with D DM4(b) of the Arun Local Plan. However, it is considered to appear well integrated with the host dwelling, and have acceptable impact on its character and that that of the locality in broad accordance with policies D DM1 and D DM4 of the Arun Local Plan.

NEIGHBOURING RESIDENTIAL AMENITY & PARKING

The development is not considered to give rise to any harmful overshadowing or overbearing impact on the occupiers of neighbouring dwellings to the east or west.

With regard to loss of privacy, the development, is not considered result in additional materially harmful overlooking as the new rear windows do not provide views that are not already available from the

dwelling. The windows in the east would look towards a neighbouring dormer window and it is prudent to ensure these are obscure glazed.

The majority of the bulk that is added to the dwelling is to the south maintaining approx 13m which is considered to be sufficient distance to ensure there is not an unacceptable level of overlooking/or overbearing effects on the neighbouring properties.

Furthermore, the Arun Design Guide explains in section M that alterations to a dwelling house should compliment the existing character and appearance of the building and wider landscape. With other dwellings within the locality having varied extensions the proposed scheme is considered to be well integrated which is achieved through the simple design and unobtrusive form.

The site plan shows that the proposal would meet the parking demand generated of three spaces. These spaces are to the front of the property with a converted front garden into parking spaces. As such there is enough parking to cater for additional bedrooms at the property and loss of the garage. There is street parking in the local area.

The application is considered to be in accordance with D DM1(3) and D DM4(c) 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.

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:
 - Proposed Extension Dwg No. 21-05-01
 - Plans and Elevations as Proposed 21-05-02 Rev C
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 new windows on the eastern elevation of the building shall at all times be glazed with obscured glass and to be fixed permanently non-opening to 1.7m.

Reason: To protect the amenities and privacy of the adjoining property 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.