

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

REF NO: AW/392/21/HH

LOCATION: 15 Gilwynes
Aldwick
PO21 3SG

PROPOSAL: Single storey side extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION This application seeks to build a single storey side extension.

REPRESENTATIONS

Aldwick Parish Council - No Objection

No representation received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

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
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.

Aldwick Parish Council does not have a Neighbourhood Plan, but does instead have a Parish Design Statement which sets out development criteria to be followed, alongside policies from the Arun Local Plan. This statement is considered, alongside Part M of the Arun Design Guide.

DESIGN AND VISUAL AMENITY

The proposal is located to the side of the property and will be visible from the street scene.

The extension will have a width of 9m and depth of 2.37m. Towards the front, it will have a pitched roof that follows a similar angle to that of the existing front porch and is of a similar design to the roof of the dwelling. The back of the extension will have a flat roof which, although does not follow the design of the main dwelling, is obscured from the street scene to the front by the pitched roof and has limited impact on visual amenity. It will be visible from the street situated to the side of the property, yet this is not considered to be detrimental to the visual appearance of the property. The extension retains 6.28m from the front boundary and will be clearly visible from the street scene to the front and side of the property. At present, the property has a brick wall and fence situated along the side boundary. The preservation of this boundary will obscure the visibility of the extension and reduce potential impact on the composition of the street scene. The extension itself is unobtrusive and is not unduly harmful to the visual appearance of the building, and is in keeping with the general character of the area.

The proposal appears subservient to the main dwelling and is well integrated. It will incorporate the same materials as the existing, ensuring minimal visual intrusion on the buildings appearance. The extension does not protrude past the front elevation of the building or that of the neighbouring properties and does not significantly impact the building line of the property, or have adverse harm upon the composition or rhythm of the street.

Aldwick Parish Design Statement states that new extensions should be visually subservient, relate to the existing building, and not vary significantly in height or bulk from those nearby. The proposal complies with this development criteria.

Arun Design Guide Part M states that side extensions should take care to not disrupt the existing composition of the street in terms of rhythm or building line, respond to existing building design in terms of roof pitch and use complementary and integrated materials and elevational design. The proposal respects these criteria, being subservient to the existing and following similar design styles and materials, whilst retaining existing building lines and compositions. Therefore, the proposal complies with Part M.

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. It also complies with criteria set out in the Aldwick Parish Council Design Statement and Part M of the Arun Design Guide.

RESIDENTIAL AMENITY

The extension is to the side of the property. It will be single storey, with a pitched roof to the front and flat roof to the back. The pitched roof will have a height of 3.7m at the top and 2.3m at the eaves. The flat roof will be 2.75m high. The property itself is at the end of a row of houses, with the extension located on the outer side, next to the street. The extension itself sits on the side boundary, but is in compliance with

D DM4 as it does not share the boundary with another neighbouring property, and therefore is not overshadowing or overbearing. Its scale and location has minimal impact on residential amenity.

The extension is split into two spaces; the front part will extend the current lounge, and the back part will only be accessible from the rear garden. It features a window to the front wall, two roof lights in the rear flat roof and a single door to the rear. These features do not give rise to any potential overlooking, overbearing or overshadowing and are not at risk of causing adverse harm to the privacy of neighbouring properties or residential amenity.

Part M of the Arun Design Guide states that extensions should not negatively impact, and instead 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 proposal is unobtrusive and respectful to the privacy of the neighbouring properties, with the addition of no features that may negatively impact residential amenity. 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.

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 Plan
- Block Plan
- Proposed Floor Plans and Elevations
- Proposed Roof Plan
- Existing Floor Plans and 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.