

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

REF NO: AW/39/20/HH

LOCATION: 11 Cambridge Walk
Aldwick
PO21 4RB

PROPOSAL: Removal of existing porch extension & erection of single storey side extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Aldwick Parish Council

No objection.

No representations from nearby occupiers.

CONSULTATIONS

Natural England

CONSULTATION RESPONSES RECEIVED:

Natural England has no comments on this application.

POLICY CONTEXTWithin the Built Up Area Boundary
2km Buffer for Site of Special Scientific Interest
Pagham Harbour Zone B**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

CONCLUSIONS

The key policies are DDM1 and DDM4 of the Arun Local Plan.

Aldwick does not have a Neighbourhood Plan however does have a Parish Design Statement with the proposal located within Area 5.

DESIGN AND VISUAL AMENITY

The proposal is sited to the side of the property, due to the siting of the property views are readily visible from the road and with a pitch roof height the full length of the proposal will be visible. A further reason the views of this proposal are so apparent is due to the location of the dwellinghouse being the corner plot.

The proposed extension is located on the side of the elevation and will run the entire length of the dwellinghouse. The proposed extension is going to have a pitched roof with a height of approximately 5.3m and an eaves height of 2.4m. The impact upon the street scene and character of the area is not considered to have a detrimental impact to the application.

The development proposed appears acceptable in terms of the scale and design and is not deemed to impact upon the spatial pattern or character of the area and accord with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The proposed development is not considered to result in any significantly harmful impact upon the residential amenities of neighbouring dwellings, by way of overbearing, or overshadowing impact. This is due to the modest scale of the proposal, and its separation distance from neighbouring dwellings. The proposal is not considered to result in any overlooking of adjacent occupiers, as a result of its single storey nature.

The alterations are modest and due to their size and location are not considered to give rise to adverse impacts upon neighbouring amenity by way of overbearing, overshadowing or overlooking and accord with DDM1 and DDM4 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord with the relevant development 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

Not CIL Liable (Charging zone 4)

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 Floor, Location and Block Plans Sheet 1 of 3
- Proposed Elevations Sheet 2 of 3
- Existing Floor Plan, Elevations and Proposed Roof Plan Sheet 3 of 3

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.