

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

REF NO: AW/400/21/HH

LOCATION: 2 Balliol Close
Aldwick
Bognor Regis
PO21 5QE

PROPOSAL: Single storey rear extension.

SITE AND SURROUNDINGS

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

REPRESENTATIONS

Aldwick Parish Council - No Objection

No representation received from nearby occupiers.

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

Tree Officer - No response

POLICY CONTEXT

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
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CONCLUSIONS

PRINCIPLE

The key policies considered are D DM1 and D DM4 of the Arun Local Plan. Part M and general criteria set out in the Arun Design Guide is also considered.

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

DESIGN AND VISUAL AMENITY

The proposal is situated to the rear of the property and will not be visible from the public realm.

The extension is single storey, with a width of 4.79m and depth of 2.3m. It will have a flat roof, similar to that of the existing front porch and detached garage. Although not following the same design as the main dwelling, which has a pitched gable roof, the proposal is not unacceptably intrusive to the appearance or character of the property. The roofline differs to that set by the existing, but does not pose adverse harm upon visual amenity. Being to the rear, the extension retains no distance to the front boundary and is not visible from the street scene. Balliol Close has a set character and composition, made up of single storey bungalows with side garages. The extension is considered to be in keeping with the general character of the area and does not disrupt this composition.

The proposal appears relatively subservient to the design of the host dwelling, and is well integrated. It will use similar materials to the existing, ensuring minimal visual intrusion on the buildings appearance. 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 is unobtrusive and respects these criteria.

Part M states that extensions should be unobtrusive, not overpower the existing and neighbouring properties, have an integrated roof form, use materials that match the existing and maintain established building lines. More specifically, for rear extensions, proposals should exploit opportunities for innovative and contemporary design where appropriate. The proposal is considered to be more contemporary to the existing, but does not negatively impact its appearance. The extension maintains the established building lines and does not overwhelm its context. It is in accord with Part M of the design guide.

The proposal does not have adverse impact upon visual or design amenity and is in accord with D DM1, D DM4 of the Arun Local Plan. It is additionally in accord with the Aldwick Parish Design Statement and Part M of the Design Guide.

RESIDENTIAL AMENITY

The extension is to the rear. It will be single storey and have a flat roof at a height of 3.1m. The property sits on the corner of Balliol Close and is semi detached, with an attached neighbouring property to the east. The extension will retain a distance of 3m to the west, 5m to the north and 5.5m to the east boundaries. Given its height and retained distance from neighbouring properties, the proposal is not considered to result in adverse overbearing or overshadowing. It meets the 45 degree rule and is in accord with D DM4 of the Local Plan.

The proposal extends from the existing kitchen and will provide a new space for dining. It features windows to the east and west elevations, and a large bi-fold door to the north. The window to the west faces the direction of the neighbouring property but does not risk adverse overlooking, given its scale. The other features give rise to little overlooking, overbearing or overshadowing and are not at risk of

causing substantial 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 respectful to the privacy of the neighbouring properties and exhibits no features that may negatively impact residential amenity. The proposal is considered to 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
 - Site and Block Plan
 - Floor Plans
 - 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 The materials and finishes of the external walls and roof of the building hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity 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.