

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

REF NO: AW/412/21/HH

LOCATION: 12 Marlborough Court  
Aldwick  
PO21 5QJ

PROPOSAL: Single storey front extension with porch.

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| <b>SITE AND SURROUNDINGS</b> |
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| DESCRIPTION OF APPLICATION | The application seeks to build a single storey front extension and porch. |
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| <b>RELEVANT SITE HISTORY</b> |
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|             |                                                    |                                  |
|-------------|----------------------------------------------------|----------------------------------|
| PAA/130/21/ | Single storey front extension & porch              | Approve Pre App<br>09-12-21      |
| AW/144/93   | Tiled pitched roof to existing flat roof extension | ApproveConditionally<br>22-10-93 |

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| <b>REPRESENTATIONS</b> |
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Aldwick Parish Council - No Objection.

No representation received from nearby occupiers.

**CONSULTATION RESPONSES RECEIVED:**

None

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| <b>POLICY CONTEXT</b> |
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Built Up Area Boundary  
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) |

**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. 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 located to the front of the property and will be visible from the street scene.

The proposal includes the construction of a front extension and porch. The extension will have a width of 6.2m and depth of 2.6m, and will infill part of the front elevation, which at present exhibits a gable projection. This will extend the roofline forward, altering the pitch and length of the existing, with the eaves meeting in line with the gable end. The alteration will slightly change the appearance of the roof form, but is beneficial to the integration of the proposal with the existing, and therefore is not considered unduly harmful.

The porch will have a width of 2.3m and depth of 1.6m. It will have a flat roof, which although differing from the existing, is not considered to be unacceptably harmful to the visual appearance of the property. The proposal will retain a distance of 10m to the front boundary and will be visible from the street scene. The porch will extend slightly forward from the established building line of the property and of No.10 but does not protrude past that of No.14. It is therefore not considered to be unacceptably dominant on the composition or rhythm of the street.

The proposal appears subservient to the host dwelling and is well integrated. The materials used will match that of the existing. 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 in accord with these guidelines.

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. Although incorporating a flat roof porch, the proposal is not disruptive or obtrusive to the property or surrounding area and is in accord 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,

Part M of the Arun Design Guide and Aldwick Parish Design Statement.

#### **RESIDENTIAL AMENITY**

The front extension retains the existing line and height of the gable roof, measuring around 2.4m at the eaves. The porch roof will line up with the eaves and be a similar height. Given it is single storey and of a modest scale, the proposal is not considered to result in adverse overbearing or overshadowing and poses minimal harm on residential amenity. A distance of 6m is retained from the south boundary, and 3.5m from the northern boundary, both of which are in accord with D DM4 of the Arun Local Plan.

The proposal features two windows to the front elevation of the extension, and windows on each elevation of the porch, with an access door to the front. These features pose little risk of overlooking, overshadowing or overbearing, considering their location and height, and will have minimal impact on 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 proposal is in accord with these criteria and is respectful to the privacy and amenity of neighbouring properties.

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.

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| <b>HUMAN RIGHTS ACT</b> |
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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.

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| <b>DUTY UNDER THE EQUALITIES ACT 2010</b> |
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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 Block Plan
- Proposed and Existing Site Plans PR.SP.01, EX.SP.01
- Proposed Section and Elevations SEAA.01, PR.EL.01
- Proposed Floor Plans PR.FP.01, PR.FPD.01
- Existing Floor Plans E.FP.01
- Existing Elevations E.EL.01

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.