

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

REF NO: AW/418/21/HH

LOCATION: 15 Robins Drive
Aldwick
PO21 3BL

PROPOSAL: Erection of lychgate.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION This application seeks to construct a lychgate.

REPRESENTATIONS

Aldwick Parish Council - No Objection.

No representation received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

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
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 policy considered is D DM1 of the Arun Local Plan. General criteria set out in the Arun Design Guide is also considered. The proposal is in accord with these guidelines.

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

DESIGN AND VISUAL AMENITY

The proposal is situated to the front of the property and will be visible from the street scene.

The lychgate will be approximately 2.75m wide and 1.15m deep. It will have a modest hipped clay tiled roof and be constructed of Kassandra multis brickwork, with oak timber posts. Given its traditional design and modest scale, the lychgate is not considered to have adverse impact on the visual amenity of the property and is relatively in keeping with the locality. The local street scene of Robins Drive has a mixed composition, with the majority of properties exhibiting low brick walls to the front boundary. The lychgate, although on the front boundary and differing to the prominent composition of the street, is located at the end of the cul-de-sac and as a result has limited visibility from the public realm. It will have minimal impact on the composition of the street and pose little harm on the general character of the area.

The proposal is subservient to the main dwelling and is well designed, integrating sympathetically with its context. It will use similar materials to that of the dwelling and is considered to comply with guidelines set by the Arun Design Guide.

Although visible from the street, the proposal has minimal impact on the street scene and is in keeping with the general area. It is in accord with D DM1 of the Arun Local Plan, Aldwick Design Statement and Arun Design Guide and will have no adverse harm on visual amenity.

RESIDENTIAL AMENITY

The lychgate will have a height of approximately 2.45m and will be located on the front boundary. It retains a sufficient distance of 5m from the east boundary and 2m from the entrance gate of No.17 to the west. Being a modest scale, the proposal will have little harm on residential amenity and result in little overbearing or overshadowing.

The proposal is unobtrusive and exhibits no features that will give rise to overlooking, overbearing or overshadowing. It poses no risk of harm to neighbouring privacy or amenity and is in accord with the Arun Design Guide.

The proposal is in accord with D DM1 of the Arun Local Plan and 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 - Drawing 1
 - Block Plan - Drawing 2
 - Proposed Site Plan - Drawing 3
 - Proposed Elevations and Floor Plan - Drawing 4
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.