

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

REF NO: AW/41/19/HH

LOCATION: 28 St Richards Way
Aldwick
PO21 3BB

PROPOSAL: Proposed two storey extension at rear, front extension to garage and new window to front elevation

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a two storey extension to the rear of the property. A front extension to the garage is also proposed and an additional window to the front elevation.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Aldwick Parish Council
Aldwick Parish Council provided no objection.
No representation received from nearby occupiers.

CONSULTATIONS

Natural England

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
Built up area boundary

DEVELOPMENT PLAN POLICES

[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
SDSP2	SD SP2 Built-up Area Boundary

PLANNING POLICY GUIDANCE:

NPPF National Planning Policy Framework
 NPPG National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD10 Aldwick Parish Design Statement

CONCLUSIONS

PRINCIPLE

The proposed development is situated within the built up area boundary where the principle of development is acceptable subject to the accordance with relevant development plan policies. As stated in SDSP2 the key policies considered are DDM1 and DDM4 of the Arun Local Plan.

Policy SD SP2 of the Arun Local Plan states that development should be focused within the Built Up Area Boundary and will be permitted subject to consideration against other policies in the Local Plan.

Policy D DM1 sets out 13 design aspects of which applications should be assessed against. These include: Character, Appearance, Impact, Innovation, Adaptability, Crime Prevention, Trees, Public realm, Layout, Public Art, Density and Scale.

Policy D DM4 sets out criteria for which applications relating to extensions and alterations of existing buildings must be assessed against. They generally seek to minimise the impact of the proposal on the character of the host dwelling, its neighbours and the locality.

Aldwick does not have a 'Made' neighbourhood Plan however does have a Parish Design Statement with the dwelling located within Area 9.

DESIGN AND VISUAL AMENITY

The proposal is situated to the front and rear of the property and as such part of the development will be visible from the street scene.

The development is considered well integrated with the host dwelling with materials to match.

The garage will have an extension to the front and this will increase in depth by 2m. This however does not extend beyond that of the principal elevation and retains 8m to the front boundary. It is therefore not considered unduly dominant and with surrounding properties of a varied design and style the proposal is therefore not considered to appear out of character with the area.

The proposed development is not considered to give rise to any adverse impacts upon the spatial pattern or character of the area and accord with DDM1 and DDM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

There is currently a conservatory to the rear however this will be removed and replaced with a two storey extension. This will have a depth of approximately 3.6m and extend the full width of the rear elevation. The height will match that of the host dwelling with it extending to slope the full depth of the extension with the eaves to match that of the existing property.

Whilst this does add bulk to the rear of the property it does not extend beyond the rear elevation of that at No.30 and retains 3m to the boundary to the north-east. The extension does extend slightly beyond that of No.26 however with a garage sited at the boundary it is not considered to appear adversely overbearing upon neighbouring amenity. Due to the siting it is also not considered to give rise to any adverse overshadowing upon neighbouring amenity.

There are 2 first floor windows proposed to the rear elevation of the extension. With 1st floor windows already in existence they are not considered to increase overlooking significantly from that which can already be achieved.

There is also a window proposed to the north east and south west elevation. With no windows located to the side elevation of the neighbouring property to the north east and due to its siting it is not considered to give rise to adverse overlooking. With a window located to the side elevation of No.26 there may be possible overlooking and therefore it will be conditioned that the window should remain obscured and fixed shut blow 1.7m to ensure there is not harm to amenity.

The proposal is not considered to give rise to any adverse harm upon neighbouring amenity by way of overshadowing, overbearing 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.

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 and Proposed Elevations - 15/18/30 1
 - Existing Elevations and Proposed Roof Plan - 15/18/30 2
 - Proposed Ground Floor Plan - 15/18/30 5
 - Proposed First Floor Plan - 15/18/30 6

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 of the Arun Local Plan.

- 3 The materials and finishes of the external walls and roof of the buildings hereby permitted shall match in colour and texture those of the existing buildings.

Reason: In the interests of amenity in accordance with policies DDM1 of the Arun Local Plan.

- 4 The first floor window on the south-west elevation of the building shall at all times be glazed with obscured glass and only openable at a high level at least 1.7m above finished floor level.
Reason: To protect the amenities and privacy of the adjoining property in accordance with policies DDM1 of the Arun Local Plan.

- 5 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.