

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

REF NO: AW/41/25/HH

LOCATION: 12 Aldbourne Drive
Aldwick
PO21 4NE

PROPOSAL: Proposed single storey rear extension and alterations. This application may affect the character and appearance of a Craigwell House Conservation Area.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Aldwick Parish Council - No objection.

No representations were received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

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)
HERDM3	HER DM3 Conservation Areas

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
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CONCLUSIONS

DESIGN AND VISUAL AMENITY

The site is a two storey detached dwelling on the corner of Aldbourne Drive. The proposal is for a single storey rear extension and the proposal would not be visible from the public realm. The rear extension would have a depth of 2.4m and it would extend across the rear elevation of the host dwelling. The extension has a lean-to pitched roof, with a maximum height of 3.7m. The extension would remain subservient to the existing dwelling, and is acceptable in terms of its scale and massing in accordance with policy D DM4 of the Arun Local Plan. The proposed materials are brickwork and concrete tiles to

match the existing dwelling, which would help the addition to integrate in accordance with policy D DM1 of the Arun Local Plan.

The development would not compromise or detract from the character of the property or wider area. There would be no harm to visual amenity in accordance with policies D DM1 and D DM4 of the Arun Local Plan, the Aldwick Design Statement and the Arun Design Guide.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed extension is modest in depth and it would be set in a minimum of 1m from the side boundaries of the application site. There are existing outbuildings adjacent to the boundary with the property to the east, and as such, the proposed rear extension would not result in any harm to this neighbour. The rear extension will extend a short distance beyond the rear elevation of the outbuilding of the neighbour to the west, however, there remains a separation distance of 1m to the boundary and the neighbour to the west is significantly set in from the shared boundary with the application site. Therefore, the proposed rear extension would not result in any harm to neighbouring amenity by way of overbearing or overshadowing impacts.

The proposal would include fenestration within the rear elevation of the extension. The proposed fenestration would have an outlook of the rear amenity space serving the application site, and the proposed extension would not result in any overlooking.

The proposal is in accordance with policies D DM1 and D DM4 of the Arun Local Plan in that it would not result in adverse overshadowing, overlooking or overbearing effects to neighbouring properties.

HERITAGE

The property is located on the edge of the Craigweil House, Aldwick Conservation Area, which lies to the south. The site is separated from the conservation area by an area of woodland, and there are limited views to or from the conservation area. Overall, the development is visually separated from the conservation area, and would not adversely impact its setting. The proposal would not result harm to the conservation area in accordance with Arun Local Plan policy HER DM3 and the NPPF.

SUMMARY

The development is in accordance with relevant development plan policies and 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

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
- Block Plan
- Proposed Plans 03
- Proposed Elevations 04

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policy D DM1.

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

Reason: In the interests of amenity in accordance with Arun Local Plan policies D DM1 and D DM4.

- 4 Based on the information available, this permission is exempt from the requirement to provide a biodiversity gain plan under Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990. The following exemption applies:

This planning permission is for development which is a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Reason: In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).

- 5 **INFORMATIVE:** Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). 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.