

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

REF NO: AW/422/21/HH

LOCATION: 24 Lincoln Avenue
Aldwick
PO21 3EJ

PROPOSAL: Single storey rear extension and first floor dormer.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a single storey rear extension in place of a conservatory and a rear facing dormer.
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REPRESENTATIONS

Aldwick Parish Council provided no objection.

1 letter of objection from nearby occupier
- The dormer would facilitate a direct line of sight into our living accommodation which would be an invasion of privacy and unacceptable.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built up area boundary.

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
DSP1	D SP1 Design
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 and the Arun Design Guide.

Aldwick does not have a Neighbourhood Plan although does have a Parish Design Statement with the property within Area 7.

DESIGN AND VISUAL AMENITY

The proposal is located to the rear of the property and is not visible from the wider area.

The extension will replace a conservatory although will not increase in depth or width. The roof will be pitched. With no viewpoints available from the street scene its design is considered acceptable and in scale with the host dwelling.

The rear dormer fits comfortably within the roof slope of the host dwelling and is in keeping with the neighbouring properties which also feature dormers.

The Arun Design Guide states "Extensions should respond to and complement the existing character and appearance of the building and wider townscape in terms of scale, massing, materials, openings and roof form." The proposal complies with this, being of a similar scale to the conservatory. The Design Guide encourages 'Smaller scale dormer windows with pitched roofs'. The dormer has a flat roof and does not comply with this part although it does match the neighbouring dwellings and being located to the rear is acceptable.

With no viewpoints from the wider area, the development will not result in harm upon the character or appearance of the area in accordance with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The rear extension will have a depth of 4.5m. This does join with an existing addition and the total depth from the rear of the dwellinghouse would be 8.3m. This does extend some distance beyond the rear of the host dwelling however both neighbouring dwellings have extensions and the property to the north at No.26 extends to the same as that proposed. The proposal will slightly intersect a 45 degree angle from the neighbour at No.22 although this does not alter from that which exists with the extension replacing a structure. The proposal will not result in additional adverse overbearing or overshadowing.

The extension will have a pitched roof to a height of 3.3m. This will be more visible from the neighbouring side however the alteration to the design of the roof does not result in adverse harm with the roof sloping away from the boundary and the height matching that of the height of the existing conservatory.

Around 5m is retained to the northern side boundary and there will be a door and window to this elevation. The openings are similar to that which exist and will provide views over the garden of the host dwelling. There will be 4 rooflights to the extension although due to the height above finished floor level views will not be achievable.

A dormer will be located to the rear roof slope and have a height of 2.5m, a depth of 3m and a length of 6.3m. This sits comfortably within the roof slope and will not give rise to overbearing being contained within the existing footprint.

The dormer will have 2 windows serving a bathroom and a bedroom. There is a small dormer already although due to the size of the dormer and due to the siting of the property to the rear at No.37, it is acknowledged that the new dormer will give rise to overlooking on the garden which is not currently achievable. A dormer of this size is likely allowed under permitted development and therefore overlooking could be a reason for refusal. Both neighbouring dwellings have dormers and views would

not significantly exceed that which are already achieved at neighbouring properties.

The proposal will not result in adverse harm by way of overbearing, overlooking or overshadowing in accordance with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord with relevant 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
 - Proposed Plans - submitted 21/3/22
 - Side Elevations - submitted 21/3/22

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.