

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

REF NO: AW/423/21/HH

LOCATION: 1 Coventry Close
Aldwick
PO21 3RT

PROPOSAL: Part two storey and part first floor side extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a first floor extension and a part two storey extension.
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RELEVANT SITE HISTORY

AW/103/17/HH	Single storey side extension.	ApproveConditionally 12-06-17
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REPRESENTATIONS

Aldwick Parish Council provided no objection.

No representation received from nearby occupiers.

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:

SPD13	Arun District Design Guide (SPD) January 2021
SPD10	Aldwick Parish Design Statement

CONCLUSIONS**PRINCIPLE**

The key policies are D DM1 and D DM4 of the Arun Local Plan and the Arun Design Guide.

Aldwick has not have a made Neighbourhood Plan although does not have a Parish Design Statement with the property located within Area 12.

DESIGN AND VISUAL AMENITY

The property is located to a corner and is highly visible from the street scene. There is an existing single storey side extension and the proposal seeks to construct a first floor above. The proposal will extend forward to meet with the front of the dwelling forming a modest two storey extension.

The proposal retains much of the footprint of the existing extensions although extends forward 2.5m retaining approximately 0.4m to the principal elevation. The width of the extensions will remain the same as the existing and with an area of green space running along the eastern boundary this ensures that the development maintains the open plan nature of the area.

With the development introducing a two storey and first floor, the addition will increase in height and become a more prominent feature in the street scene which feature properties of a similar design. However the design is integrated with the dwelling with matching eaves height and with the ridge height reducing along the extension it helps to maintain subservience. Materials will match which helps to ensure it is integrated with the dwelling and surrounding area which feature properties similar in appearance.

The Arun Design Guide states 'No side extension should have a frontage greater than 70% of the original building's frontage.' 'Avoids a terracing effect by setting side extensions back from the front of the house, keeping these 1 metre from side boundaries at ground floor and 2 metres above'. Due to the siting of the property to a corner, the proposal complies with the guidance.

The proposal will not result in adverse harm upon the character of the area and accords with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The two storey and first floor addition does not extend beyond the rear building line of the dwelling and retains 10.7m to the rear boundary and closest neighbouring property. As such the proposal will not result in adverse overbearing or overshadowing due to its siting.

With the property to a corner plot the proposal will not adversely impact the occupiers to the eastern or southern side, with green space running along the front and side and the road providing adequate separation.

There will be an additional first floor window facing towards the rear garden of the property. This will give rise to some views towards the neighbour to the rear at No.3 however with 10.7m retained to the rear and with no side windows to the neighbouring property, views are not considered to increase from that which are already achieved from the existing rear facing windows.

There will be 4 additional windows to the front elevation and an additional first floor and ground floor window to the side elevation of the extension although these will provide views over the street scene and will not give rise to overlooking upon amenity.

Due to the location and design of the development, the proposal will not result in adverse overbearing, overlooking or overshadowing upon amenity and accords with D DM1 and D DM4 of the Arun Local Plan.

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.

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- P01
 - Block Plan - P02
 - Proposed Plans - P10 Rev D

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.