

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

REF NO: AW/46/21/HH

LOCATION: 15 Southwark Walk
Aldwick
PO21 3RR

PROPOSAL: Double storey side extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above

REPRESENTATIONS

Aldwick Parish Council:
No objection

4 letters of support for the application.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
2km Buffer for Site of Special Scientific Interest
Pagham Harbour Zone B
Within the Built Up Area Boundary

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)
DSP1	D SP1 Design

PLANNING POLICY GUIDANCE:

NPPDG	National Design Guide
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 policies considered are D DM1 and D DM4 of the Arun Local Plan. Aldwick does not have a Neighbourhood however does have a Parish Design Statement with the property located within Area 12.

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.

DESIGN AND VISUAL AMENITY

The proposal seeks to construct a two storey extension to the side of the dwelling and as such the works are visible from the street scene.

The proposal will have an unusual shape with a side wall angle. Whilst this would be a new feature to the locality it is not considered to cause detriment to the application as views would be limited due to the location of the proposal.

The neighbouring properties are similar in appearance however the addition is considered well integrated and with the use of matching materials is not considered to result in the dwelling appearing out of character with the area. Whilst the extension would close the gap between properties at the end of the terraces and lead to a further terracing impact it is not believed that the street is character of the road is characterised by relatively small gaps between the end terraces.

The proposal is not considered to adversely impact the spatial pattern or character of the street scene and accords with D DM1 and D DM4 of the Arun Local Plan. Due to the design and siting of the dwelling, it is not considered to adversely impact upon the appearance of the street scene and as such is deemed to accord with D DM1 and D DM4 of the Arun Local Plan and J.01 of the Arun Design Guide which outlines that built form and character varies considerably throughout the Arun District as a whole and within the settlement character areas identified in section C.06 of the design guide. Also section M, referring to householder extensions. Extensions should respond to and complement the existing character and appearance of the building and wider townscape in terms of scale, massing. It is considered this is achieved, with the addition appearing well integrated and sympathetic in design to the host dwelling.

RESIDENTIAL AMENITY

The side extension is situated to the northern elevation and will have a width of 3.13m at the ground floor on the principle elevation which will run along to the boundary. To the rear the extension is proposed to be a 5.096m in width retaining 10.2m to the rear boundary of the property, this is considered to be ample space to avoid overlooking the neighbouring properties.

There will be additional windows and doors to the eastern elevation at the ground and first floor, due to the location with views over the front garden of the host and neighbouring properties, it is not considered to provide unacceptable overlooking. On the northern elevation there is to be one proposed window to serve the ensuite. To avoid potential overlooking this will be conditioned to be obscure glazed and not opening to 1.7m from ground height.

Whilst the proposal is large in nature it is considered that due to the distances between the proposal and the boundaries there is sufficient distance to avoid overshadowing and overbearing impact on the neighbouring properties.

The development is not considered to result to adverse impacts upon neighbouring amenity and as such is deemed to comply with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The development is deemed to accord with 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:

- Proposed Elevations and Floor Plans
- Location Plan and Block Plan
- Existing Elevations and Floor Plans

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 window to the northern elevations of the building at first floor level shall at all times be glazed with obscured glass and fixed to be permanently non-opening below 1.7m internal floor level.

Reason: To protect the amenities and privacy of the adjoining property 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.