

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

REF NO: AW/46/22/HH

LOCATION: 53 Gossamer Lane
Aldwick
PO21 3DD

PROPOSAL: Single storey rear extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This application seeks to construct a single storey rear extension.
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RELEVANT SITE HISTORY

AW/158/97	Garage conversion and alterations to provide for a dependant relative	ApproveConditionally 11-11-97
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REPRESENTATIONS

Aldwick Parish Council - No Objection.

One no objection received from a nearby occupier:

- Support the application to replace an old and tired conservatory with a new extension.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Built Up Area Boundary
Pagham Harbour Zone B
2km Buffer for Site of Special Scientific Interest
CIL Charging Zone 4

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:

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

Aldwick does not have a made Neighbourhood Plan although does have a Parish Design Statement with the property located within Area 6.

DESIGN AND VISUAL AMENITY

The proposal is located to the rear of the site and will not be visible from the wider area.

The host dwelling is detached and has an existing extension that extends someway into the rear garden along the western side. To the rear of this is a conservatory that will be replaced with an extension.

This appears well integrated with the dwelling and is appropriate in scale and massing. The roofline will extend in line with the ridge of the extension it joins with. The proposal will extend slightly further than the existing conservatory, but this is marginal and as such insignificant.

Materials will match the host dwelling which ensures it appears sympathetic in appearance to the development on site.

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, and preserves external garden amenity space to at least 10.5m depth, and retains permeable surfaces. The proposal complies with the above, being in keeping with the scale and massing of the development on site. 12m is also retained to the rear boundary line.

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

RESIDENTIAL AMENITY

The extension will have a depth of 3.5m and a width of 3m joining to the end of an existing extension on site.

It will have a height of 4.05m with eaves to 2.25m with a hipped roof. This slopes away from the boundary and therefore reduces any overbearing impact.

The proposal does marginally intersect a 45 degree angle when drawing a line from the closest window to the boundary of No.57 however does not interest a 60 degree angle. Whilst the development extends some distance beyond the rear building line of the neighbouring property at No.57, due to its modest size and its location with 1.2m retained to the boundary, the development does not appear adversely

overbearing or overshadowing.

The extension will feature doors to the eastern side elevation which will provide views over the garden of the host dwelling. There will be also be a rooflight although due to the height above finished floor, the development will not give rise to adverse overlooking.

Part M of the Arun Design Guide states that extensions should not negatively impact, and instead protect, neighbouring amenity in terms of privacy and overshadowing, considering the positioning of neighbouring buildings, and respond to existing elevations through the size and positioning of doors and windows. The proposal complies with this statement, and is in accord with Part M.

The proposed development due to the size and siting will not give rise to harm upon amenity by way of overbearing, overlooking or overshadowing and accords with D DM1 and D DM4 of the Arun Local Plan, and Arun Design Guide.

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.

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 001A
- Proposed Block Plan 002A
- Proposed Floor Plans 007A
- Proposed Elevations 008A

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.