

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

REF NO: AW/47/18/HH

LOCATION: 5 Larchfield Close
Aldwick
PO21 4RB

PROPOSAL: Single story rear extension (re-submission of AW/223/17/HH). This application may affect the character & appearance of the Craigweil House Conservation Area.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a single storey rear extension (resubmission of AW/223/17/HH).
SITE AREA	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	The front of the boundary is open plan and the rear and side boundaries consist of fencing at around 1.8m high.
SITE CHARACTERISTICS	The site is occupied by a detached house with an attached double garage to the front side of the property.
CHARACTER OF LOCALITY	The area is predominately residential, formed mainly of houses of a similar type and style.

RELEVANT SITE HISTORY

AW/223/17/HH	2 storey rear extension to provide lounge area and new bedroom with en-suite & dressing room	ApproveConditionally 22-09-17
AW/26/92	Breakfast room extension	ApproveConditionally 02-03-92

It is noted this application is a resubmission of AW/223/17/HH

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

No response from Parish Council
No representation from nearby occupiers

COMMENTS ON REPRESENTATIONS RECEIVED:

None

CONSULTATIONS

Conservation Officer

CONSULTATION RESPONSES RECEIVED:

Conservation Officer

' It appears that the application is a scaled down version of the approved application AW/223/17/HH. As the proposed is to the rear and is less obstructive than before, I can confirm I have no concerns in Conservation terms.'

COMMENTS ON CONSULTATION RESPONSES:

Comments noted

POLICY CONTEXT

Designation applicable to site:

Built up Area Boundary

Tree Preservation Orders

DEVELOPMENT PLAN POLICES[Arun District Local Plan \(2003\):](#)

GEN7	The Form of New Development
GEN2	Built-up Area Boundary
DEV19	Extensions to existing residential buildings
AREA2	Conservation Areas

[Publication Version of the Local Plan \(October 2014\):](#)

HER DM3	Conservation Areas
D DM1	Aspects of Form and Design Quality
SD SP2	Built -Up Area Boundary
D DM4	Extensions & Alterations to Existing Buildings
D SP1	Design

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD10	Aldwick Parish Design Statement
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POLICY COMMENTARY

The Development Plan consists of the Arun District Local Plan 2003, West Sussex County Council's

REPORT(ODB)

Waste and Minerals Plans and Made Neighbourhood Development Plans.

A new local plan is in preparation and is a material consideration when determining Planning Applications. At this stage the Arun District Local Plan 2011-2031 (Publication Version) October 2014 and supporting documents were submitted for independent examination on 30 January 2015.

A number of Main Modifications to the Arun District Local Plan 2011-2031 (Publication Version) October 2014 were approved by the Council on 22nd March 2017 and consultation on these has taking place. The Main Modifications should be read alongside the Arun District Local Plan 2011-2031 (Publication Version) October 2014 and where there are changes the Main Modification. The examination was completed in September 2017. The plan is subject to consultation until February 23rd 2018.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

The Neighbourhood Development Plan

Where applicable, Neighbourhood Development Plan's (more commonly known as a neighbourhood plan or NDP), once made by Arun District Council, will form part of the statutory local development plan for the relevant designated neighbourhood area. Whilst an NDP is under preparation it will afford little weight in the determination of planning applications. Its status will however gain more weight as a material consideration the closer it is towards it being made. Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation (Reg.14).

Made Plans in Arun District Council's Local Planning Authority Area are: Aldingbourne; Angmering; Arundel; Barnham & Eastergate; Bersted; Bognor Regis; Clymping; East Preston; Felpham; Ferring; Kingston; Littlehampton; Rustington; Walberton; Yapton.

Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation(Reg.14).

Aldwick does not have a 'made neighbourhood plan' however it does have an adopted Parish Design Statement which the development is considered is considered to comply with.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

PLANNING

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

PRINCIPLE

The proposed development is situated within the built up area boundary where the principle of development is considered acceptable subject to compliance with relevant development plan policies. In this case the key policies to be considered are GEN7 and DEV19 of the Arun District Local Plan and Aldwick Parish Design Statement.

This application is a resubmission of AW/223/17/HH and removes the previously proposed second storey.

DESIGN AND VISUAL AMENITY

The proposed extension is situated to the rear of the property. Whilst the extension is unlikely to be visible from the street scene, it may be possible to see glimpses of the top of the roof lantern however the impact on the street scene is considered minor.

The proposed rear extension will match in materials to that of the existing property and will match in size to an existing flat roof extension to the rear, therefore it is considered to be well integrated and subservient to the main dwelling.

Therefore it is considered that the proposal will not have any unacceptable adverse impacts upon the spatial pattern or character of the area and accord with DEV19 and GEN7 of the Arun District Local Plan and Area 3 of the Aldwick Parish Design Statement.

RESIDENTIAL AMENITY

The proposed extension will be sited only slightly larger than what currently exists at around 0.4m larger in depth and no extra overall height. The proposed extension will install two sets of glass doors to the south and east elevation and 2 sets of roof lanterns. The glass doors to the east will overlook the rear garden whilst the doors to the south will overlook some of the garden and fencing at the boundary. The extension is set around 4.5m away from the southern boundary fence and given the location and height of the proposed extension it is not considered to give rise to any harm to the adjoining occupiers due to loss of privacy or outlook.

The proposal by virtue of a single storey rear extension with roof lanterns is not considered to give rise to any unacceptable adverse overbearing, overlooking or overshadowing impacts upon the neighbouring residential amenity and therefore in accordance with policies GEN7 and DEV19 of the Arun District Local Plan.

The site is situated just outside of the Conservation Area, therefore the proposal could have a modest impact upon the setting of the area however it is not considered to harm the character or appearance of the Conservation Area and therefore accord with policy AREA2 of the Arun District Local Plan.

SUMMARY

The proposed development is deemed to accord with the relevant development policies and as such is recommended for approval subject to the following conditions and informatives.

HUMAN RIGHTS ACT

FOR APPROVAL

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.

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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 - AB1sp Rev A
 - Block Plan - AB1bp Rev A
 - Existing Elevations - AB001 Rev A
 - Proposed Elevations - AB003 Rev B
 - Existing Floor and Roof Plan- AB002 Rev A
 - Proposed Ground Floor and Roof Plan- AB004 Rev B

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District 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 GEN7 and DEV19 of the Arun District 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.