

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

REF NO: AW/48/19/HH

LOCATION: 11 Chawkmare Coppice
Aldwick
PO21 3BU

PROPOSAL: Rear two storey and single storey extension to existing residential dwelling (resubmission)

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application is a resubmission and seeks to amend the previous permission by way of the following;

- Increase the depth of the rear by an additional 1.5m.
- Replace proposed window with a door for access to a first floor balcony.
- Additional window to west ground floor elevation and rear elevation.
- Render to first floor elevations.

RELEVANT SITE HISTORY

AW/232/18/HH	Rear two storey & single storey extension to existing residential dwelling.	ApproveConditionally 10-10-18
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REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Aldwick Parish Council

Aldwick Parish Council provided no objection however observed that some of the materials may not be compatible with the building.

No representation from nearby occupiers.

CONSULTATIONS

Natural England
Arboriculturist

CONSULTATION RESPONSES RECEIVED:

Arboriculturalist - There are protected trees to the south of the site. I would raise no objection following a condition applied specifying there is no disturbance/works within 6m of the southern boundary.

POLICY CONTEXT

Designation applicable to site:

Built up area boundary

Tree Preservation Order

DEVELOPMENT PLAN POLICES

[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)
SDSP2	SD SP2 Built-up Area Boundary
DSP1	D SP1 Design
ENVDM4	ENV DM4 Protection of trees

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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CONCLUSIONS

PRINCIPLE

The proposed development is situated within the built up area boundary where the principle of development is acceptable subject to accordance with relevant development plan policies. As stated in SDSP2 the key policies considered are DDM1 and DDM4 of the Arun Local Plan.

Aldwick does not have a 'made' Neighbourhood Plan however does have a Parish Design Statement with the dwelling located within Area 10.

The site is occupied by a two storey detached dwelling.

BACKGROUND

Planning permission was granted under AW/232/18/HH for a rear two storey and single storey extension in October.

The application seeks further amendments and therefore this report will only assess the changes which include

- An increase in depth to the single storey extension by 1.5m.
- Replace proposed window with doors to western elevation for access to a balcony above rear extension.
- Additional window to ground floor west elevation
- Render first floor elevations.

DESIGN AND VISUAL AMENITY

The alteration of first floor material to the external elevations of the dwelling will be visible from the street

scene. The application proposes a light grey render as opposed to the cladding originally approved. It is not considered this alteration would prevent the proposal from being in keeping with the area with the surrounding properties comprising a varied style and design.

The additional alterations are considered to appear subservient to the host dwelling, however with them situated to the rear of the dwelling they are not visible from the wider area.

The proposal is not considered to give rise to any adverse impacts upon the spatial pattern or character of the area and accord with DDM1 and DDM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The proposal seeks to alter the rear elevation of the dwelling from that which was previously approved by increasing the depth by 1.5m at single storey level. This will extend to meet in line with the proposed two storey extension. Due to the siting the increase in depth is not considered to give rise to any additional adverse overshadowing or overbearing with the separation of 1.6m retained to the west. The height will remain as existing however the roof of the extension will be used as a balcony.

There will be a privacy screen constructed to the western elevation to mitigate against any potential overlooking that may be possible towards the neighbouring property at this elevation. This will be conditioned.

A window will also be replaced with a door on the western side of the two storey extension to allow access to the balcony. This alteration is not considered to give rise to any additional adverse impacts upon neighbouring amenity with the privacy screen again mitigating any overlooking achievable to the west. There are no properties to the rear and due to the siting of the dwelling and extension, the balcony is not considered to give rise to any adverse impacts upon the neighbours to the east.

To the western ground floor an additional window will be constructed however this again is not considered to give rise to any additional overlooking impacts with sufficient boundary treatment in place also.

It is not considered that the proposal would result in any adverse overlooking, overshadowing or overbearing upon neighbouring amenity and as such the proposal accords with DDM1 and DDM4 of the Arun 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

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
- Existing and Proposed CC.PL001 Rev C

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 of the Arun Local Plan.
- 3 There will be no disturbance of existing hard surfaces, alteration of ground levels, spoil contamination, storage of plant or materials to within 6 metres of the southern boundary of the site.
Reasons: To ensure that significant trees which overlap the site are afforded due respect and appropriate levels of protection such that their ongoing health and vitality are not compromised so they can continue to enhance the landscape and amenity of the area and in accordance with ENVDM4 of the Arun Local Plan.
- 4 The balcony screening on the west elevation of the first floor balcony extension shall at all times be obscured glazed and to a height of 1.7m from finished floor level and retained thereafter in perpetuity.
Reasons: In the interests of the amenity of the neighbouring dwelling in accordance with policies DDM1 of the Arun Local Plan.
- 5 **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.