

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

REF NO: AW/59/26/HH

LOCATION: 13 Grosvenor Gardens
 Aldwick
 PO21 3EY

PROPOSAL: Single storey rear extension with skylight.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

RELEVANT SITE HISTORY

AW/106/97	Side dormer extension	ApproveConditionally 01-08-97
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REPRESENTATIONS

Aldwick Parish Council- No objection.

No representations were received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built-Up Area Boundary.
Within an area with potentially high ground water.

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)

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

CONCLUSIONS

DESIGN AND VISUAL AMENITY

The application site comprises a detached bungalow with first floor accommodation located at 13 Grosvenor Gardens.

The proposal seeks a planning permission for the construction of a single-storey extension to the rear and the installation of a skylight within the proposed rear extension.

The proposed extension would extend across the full width of the dwelling, partially replacing the existing conservatory. It would project approximately 5.4m in depth, and would measure approximately 8.8m in width. It would feature a flat roof form with a maximum height of approximately 3.5m, inclusive of a skylight. The external materials would consist of matching brickwork to the host dwelling, ensuring the development integrates visually with the host dwelling, in accordance with Arun Local Plan (ALP) policy D DM4.

The proposed fenestration would include large fully glazed sliding door to the rear (south) elevation, providing access to the private amenity space, alongside two centrally positioned rooflights within the flat roof section. Additionally, a new single-pane window is proposed within the side (west) elevation of the existing dwelling to serve the dining room.

While the extension would not be fully subservient to the host dwelling, which is contrary to the guidance set out within the Arun Design Guide (ADG), it would remain proportionate to the scale of the original bungalow. The depth of the extension would exceed the 3.3m recommended within the ADG for single storey rear extensions. However, given the siting of the extension to the rear within a relatively spacious plot, the deviation from ADG would be acceptable. Furthermore, the development would not be visible from the public realm and would therefore not appear visually intrusive or harmful to the character of the surrounding area. In addition, it is noted that other dwellings within the vicinity have implemented single storey extensions of a similar scale.

The proposal would not result in any harm to the character or appearance of the host dwelling, street scene or wider area, and as such, the proposed development would be in accordance with ALP policies D DM1 and D DM4.

RESIDENTIAL AMENITY

The extension would be set in approximately 2.6m from the western side boundary and 1.4m from the eastern side boundary. Given the limited height and single-storey form of the extension, it would not result any undue overbearing impacts or loss of light to neighbouring occupiers to either the east or west.

The proposed rear fenestration would be in a similar position to the existing windows, with views towards the private rear garden. As such, no additional overlooking or loss of privacy would arise as a result of the development. Furthermore, the proposal would retain approximately 20m of rear garden depth, which significantly exceeds the ADG recommendation of 10.5m. It is also noted that there are no neighbouring properties located directly to the south.

A new window is proposed within the western side elevation. This opening would have a similar outlook to the existing first-floor window within this elevation and, due to its ground-floor position, would not introduce any additional or harmful levels of overlooking.

Overall, the proposed development would not result in harm to neighbouring amenity, in accordance with

Arun Local Plan policies D DM1 and D DM4 and the ADG.

SUMMARY

The proposal is in accordance with the relevant development plan policies. As such, it 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

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 maintained in accordance with the following approved plans:
 - Location Plan.
 - Proposed Block Plan.
 - Proposed Floor Plans PR.FP.01.
 - Proposed Elevations PR.EL.01.
 - Proposed Roof Plan PR.RP.01.
 - Section AA and Specification 1 SE.AA.01.

- Site Plans SP.01.
- Rooflight Section RS.01.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policies D DM1 and D DM4.

- 3 Based on the information available, this permission is exempt from the requirement to provide a biodiversity gain plan under Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990. The following exemption applies:

This planning permission is for development which is a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Reason: In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).

- 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.