

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

REF NO: AW/61/19/HH

LOCATION: 7 Hechle Wood
Aldwick
PO21 3TL

PROPOSAL: Single storey rear extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a single storey rear extension.

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Aldwick Parish Council
Aldwick Parish Council provided no objection.
No representation from nearby occupiers.

CONSULTATIONS

Engineers (Drainage)
Arboriculturist

CONSULTATION RESPONSES RECEIVED:

Engineers (Drainage) - Apply standard condition relating to surface water drainage.

Comments noted. However, it is considered in this case that given the extent of the development proposed and that similar extensions could be constructed under permitted development that this condition is considered unnecessary.

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)
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
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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 has a Parish Design Statement which is of relevance to the application. The dwelling is situated within Area 11.

The site is occupied by a detached two storey dwelling with a detached garage to the eastern boundary.

DESIGN AND VISUAL AMENITY

The proposal is situated to the rear of the property and as a result the development is not visible from the street scene.

The proposal is considered to appear subservient and sympathetic in appearance to the host dwelling with materials to match that of the existing dwelling.

The proposed development is not visible from the street scene and therefore is not considered give rise to any unacceptable adverse impact on the spatial pattern or character of the area and accord with DDM1 and DDM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The extension will run along the rear of the dwelling at a depth of 5m where it will then reduce to 4m. Where the development extends to 5m it will have a pitched roof to a maximum height of 3.3m with eaves to 2.3m. Where the depth reduces the extension will have a flat roof to a height of 2.7m.

The extension does add a relatively large addition to the rear however due to the siting of the dwelling which is further forward than that of No.9 the extension does not extend beyond their rear elevation and as a result is not considered to appear adversely overbearing or overshadowing upon neighbouring amenity.

There will be 2 sets of doors and a window to the extension however with the development at single storey, it is not considered that there would be any views additional to that which are already available with sufficient boundary treatment also in place. The pitched roof extension would have 4 rooflights however again due to their siting above finished floor level and a sufficient distance from the neighbouring property they are also not considered to result in any adverse overlooking.

Due to the design and siting of the extensions, the development is not considered to result in any adverse harm upon neighbouring amenity by way of overshadowing, overbearing or overlooking and accord 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
 - Block Plan - P01 Rev A
 - Proposed Plans - P10 Rev A

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 **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.