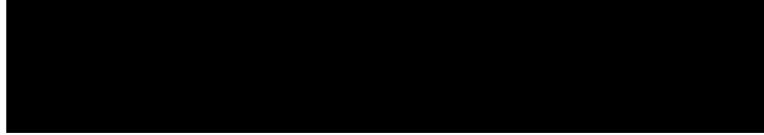




Applications & Appeals Services
The Beehive, City Place, Gatwick, RH6 0PA



Planning Department
Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Ref: NJA/17/313

26 February 2018

HOUSEHOLDER PLANNING APPLICATION

Dear Sir/Madam

Applicants: Mr & Mrs A Leach
Proposal: Single storey side extension
Site: 15 Regents Way, Aldwick, West Sussex, PO21 5QN

Please find attached a completed electronic application, which comprises the documents listed below together with the fee of £206 which will be paid separately.

- Planning Application form and Certificate A
- Supporting Information letter
- Drwg nos
 - 733/01 Location and site Plan – 1:1250 and 1:500@A2
 - 733/02/Rev A Existing Location and Block Plans, Floor Plans and Elevations - 1:100@A1
 - 733/03/Rev A Proposed Floor Plan and Roof Plan – 1:50 @A1

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Registered Address as above

Site Location and Description

15 Regents Way is a detached bungalow located on the south east side of Regents Way, between the junctions with Cambridge Drive to the south and Churchill Avenue to the north. The property is located with the built up area of Aldwick and is surrounded by similar scale and style, predominantly detached properties of brick and render construction. The area has an open character with each property maintaining a clear setback from the street with front gardens and off-street parking in a combination of hard surfaced driveway areas and single garages.

No. 15 has a single garage to the north eastern side of the site and is attached to a similar garage at no. 11 Regents Way. The garages are set on the same plane as the front elevation of no.15, whilst a significant set back from the street is maintained with a concrete off-street parking area sufficient for two cars remaining in front of the garage. The front garage area is fully open and predominantly laid to grass.

The following photographs show the application property:



Front elevation of bungalow

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No. 15
Regents Way

No 15 Regents Way in context with no. 11 Regents Way to the east of the site.



Part rear elevation of no. 15 with garage.

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Rear elevation of dwelling.

Planning History

There is no recent planning history for the site.

Description of Works

It is proposed to demolish one half of the existing pair of garages located between nos.15 and 11 Regents Way; namely that which is wholly contained within the curtilage of no. 15 Regents Way. The demolition and subsequent works relate only to the land within the curtilage of no.15 Regents Way and once demolition has taken place the south-western elevation adjacent to that of no.11 Regents Way's garage will be made good in matching materials.

The garage at no.15 is no longer used for vehicle parking as it is too small to comfortably access with a modern size car and as such is currently used for general storage. It is proposed to replace the garage with a single storey side extension a maximum of 4.6m in width. The extension will then project approximately 2.5m beyond the existing rear elevation of no. 15 Regents Way and bi-folding doors are proposed to the rear and side elevations of the extension allowing the option to fully open the newly created 'family room' out onto the garden. The extension will also house the new kitchen and a utility room and WC will be created where the existing kitchen is currently located.

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Externally, the addition will involve extending the roof plane over the front portion of the extension with a notable set down below that of the existing main ridge height. The rear portion of the extension will have a flat roof with a glass reinforced plastic (GRP) roof covering and feature roof lantern. The pitched roof will be covered in tiles to match those on the existing roof and the elevations will be finished in materials to match those on the existing dwelling.

The parking area to the front of the property would be retained as existing.

The addition would considerably improve the living accommodation at the bungalow with an open-plan kitchen/diner and family room.

Policy Analysis

National planning policy is set out in National Planning Policy Framework (Published 27 March 2012). Local planning policy is contained in the Development Plan, which currently comprises the Saved Policies of the Arun District Local Plan 2003. A new Local Plan is in preparation and is a material consideration when determining Planning Applications. A number of Main Modifications to the Arun District Local Plan 2011-2031 (Publication Version) October 2014 were approved by the Council on 22 March 2017 and they are currently out to a six week consultation period which will run until 23 February 2018. As such, limited weight can be given to the policies contained within the document.

There is no neighbourhood plan for the Aldwick Area however there is an adopted Parish Design Statement – SPD10 Aldwick Parish Design Statement.

National Planning Policy Framework

At the heart of the National Planning Policy Framework (NPPF) is a presumption in favour of sustainable development (paragraph 14). For decision taking, the NPPF states that this means approving development that accords with the development plan without delay.

Chapter 7 requiring good design is the most applicable of the national guidance to the application. In particular:

60. Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.

Careful consideration has been given to the scale and design of the proposal to ensure it is of high quality, utilising appropriate and good quality materials. The surrounding area has a very distinct character and the proposed extension has been designed to ensure it will not only be in keeping with the character and appearance of the existing dwelling, but will also maintain and respect the open character of the surrounding estate by not encroaching into the open front garden area.

Close consideration has been given to the form and finish of the extension with the matching brick course detail extending along the lower portion of the extension and up the north east corner, framing the proposed render panel as already exists on the main dwelling and those which surround. The overall appearance will harmonise with the existing dwelling and surrounding estate reinforcing local distinctiveness.

LDF Policies

Relevant policies contained within the Arun District Local Plan (ADLP) 2003 (Saved Policies) are considered to be Policies GEN2 Built-up Area Boundary, GEN7 The Form of New Development, GEN9 Foul and Surface Water Drainage and DEV19 Extensions to Existing Residential Buildings.

Relevant policies within the Publication Version of the Arun District Local Plan (October 2014) are considered to be D DM1 Aspects of Form and Design Quality, D DM4 Extensions and Alterations to Existing Buildings, D SP1

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Design, DC SP2 Built-up Area Boundary and WDM3 Sustainable Urban Drainage Systems.

ADLP policy DEV 19 Extensions to Existing Residential Buildings sets out a list of five criteria to be met:

POLICY DEV19 Extensions to Existing Residential Buildings

Planning permission will be granted for extensions to existing residential buildings, provided that:-

- (i) the extension sympathetically relates to and is visually integrated with, the existing building in siting, design, form, scale and materials;*
- (ii) the extension is visually subservient to the main building;*
- (iii) the extension does not have an adverse overshadowing, overlooking or overbearing effect on neighbouring properties;*
- (iv) in streets characterised by relatively small gaps at first floor level between buildings, any extension at first floor level does not come to within a minimum of one metre of the side boundary;*
- (v) the extension does not compromise the established spatial character and pattern of the street.*

Taking each of the above criteria in turn:

- (i) the extension sympathetically relates to and is visually integrated with, the existing building in siting, design, form, scale and materials;*

The extension has been carefully designed to ensure it relates sympathetically and is well integrated with the existing building. It is proposed to site it within the existing gap between the main dwelling and the side boundary where development (the existing garage) already exists and the extension will simply substitute this built form. The design, form and scale have been carefully considered in relation to the existing dwelling ensuring that the extension can be read as a later addition. However as a result of the proposed roof pitch,

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matching fenestration and use of materials it will complement and harmonise with the main dwelling and thus meets the requirements of criterion (i).

(ii) the extension is visually subservient to the main building;

The roof pitch has been designed to only extend over the front portion of the extension rather than the whole extension to ensure it sits comfortably with the main dwelling where visible within the streetscene. The pitch of the proposed roof will maintain the same angle to that of the existing roof whilst maintaining a sufficient set down below the main ridge height to ensure it also remains visually subservient. The extension will fully incorporate the design features on the main dwelling, such as in relation to the brick detailing however it will maintain appropriate subservience in scale and proportion; thus meeting the requirements of criterion (ii).

(iii) the extension does not have an adverse overshadowing, overlooking or overbearing effect on neighbouring properties;

Sufficient distance is maintained between the proposed dwelling and the closest neighbouring dwelling to the east, no. 11 Regents Way, to ensure there would be no adverse overshadowing, loss of light nor would it result in having an overbearing impact on the dwelling. The resulting surface on the south western elevation once the garage has been demolished will be made good in matching materials ensuring the adverse impacts to the physical integrity of no.11 Regents Ways garage. In addition, no windows are proposed in the eastern elevation to ensure no adverse overlooking would occur either. As such the residential amenity of neighbouring properties would be adequately protected in accordance with criterion (iii).

(iv) in streets characterised by relatively small gaps at first floor level between buildings, any extension at first floor level does not come to within a minimum of one metre of the side boundary;

The extension is single storey only and as such would not conflict with criterion (iv) which relates to first floor extensions only.

(v) the extension does not compromise the established spatial character and pattern of the street.

The extension is of a modest scale and would occupy an area of the site which previously contained the detached garage. The characteristic gap would be maintained between nos. 15 and 11 Regents Way to the east over the existing garage at no. 11, thus maintaining the rhythm of the street with views between the properties. The spatial character and pattern of the street will be preserved in accordance with criterion (v) of the policy.

It is considered that the proposal meets all the requirements of the relevant policies and whilst it will make a significant improvement to the living conditions of the property, every effort has been made to ensure that there would be no harmful impact on neighboring amenity, the character of the property or the surrounding area. It is therefore respectfully anticipated that the Council will grant planning permission.

I trust the Council feels able to support the proposal. If you have any queries, please do not hesitate to contact me on the above number.

Yours faithfully



Nikolaos G. Antoniou

BSc HONS DIPTP MRTPI

Chartered Town Planner

For and on behalf of NJA Town Planning Limited

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