

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

REF NO: AW/66/20/HH

LOCATION: 41 Gossamer Lane
Aldwick
PO21 3BX

PROPOSAL: Addition of first floor to convert bungalow to house.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposal seeks to construct a first floor to an existing bungalow.
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REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Aldwick Parish Council
No objection
Concerns that with 6 bedrooms it could be used as a HMO.

2 letters of representation received from nearby occupiers

- the proposed upper storey of the rear would be out of keeping with the rear of properties.
- The rear aspect and side windows would affect privacy of nearby neighbours.
- The proximity of the east elevation to No39 would be out of keeping.
- Additional rear windows would overlook our property.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Built up area boundary

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)
DSP1	D SP1 Design
SDSP2	SD SP2 Built-up Area Boundary

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
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SUPPLEMENTARY POLICY GUIDANCE:**CONCLUSIONS****PRINCIPLE**

The key policies considered are D DM1 and D DM4 of the Arun Local Plan. Aldwick does not have a Neighbourhood Plan but does have a Parish Design Statement with the property located within Area 6.

DESIGN AND VISUAL AMENITY

The existing dwelling is a single storey bungalow and the addition of a first floor, will significantly alter the appearance of the dwelling in the street scene.

The dwelling currently has a gable addition to the front elevation, a single storey porch to the north western side and a conservatory to the rear.

With the addition of a first floor, the property will alter from single to two storey and increase in height from 4.8m to 8.4m. The front gable addition will also alter to form a two storey front addition however will be set around 1.3m below the ridge line of the host dwelling and as such is not considered to appear unduly dominant.

The properties to the east of the host dwelling are two storey in appearance and the alteration and design of the dwelling is considered to appear in keeping with the surrounding area.

There will also be a new garage to the western side.

Due to the height increase and scale of the development, the works are not considered subservient to the host dwelling however the development does appear well integrated and due to the surrounding properties being of varied style and design is not considered unduly dominant or out of character. The materials used will also match that of the existing dwelling.

As such, the proposed development is not considered to adversely impact the spatial pattern or character of the area and accord with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The dwelling will increase in height however retains the existing footprint. The two storey element will meet with the rear of the neighbouring property however the existing conservatory will be retained which extends around a further 2.8m. Due to the siting of the host dwelling, it is not considered to result in significant overbearing or overshadowing upon neighbouring amenity.

There are no windows to the eastern side elevation of No.39 and as a result is not deemed to give appear overbearing or overshadowing. There will also be no windows to the host dwelling facing this elevation.

To the rear elevation there will be 3 additional windows serving bedrooms. Whilst this will provide additional views over the garden of the neighbouring properties which are not currently achievable, there will be no views into direct windows and as such overlooking is not considered significant such that the application could be refused.

There will be also be 3 windows to the west elevation of the dwelling at first floor level. However due to

the siting and height of the neighbouring building which is a single storey Church, the proposal is not considered to result in adverse overlooking, overbearing or overshadowing.

Due to the design and siting of the development, the proposal is not considered to result in harm upon neighbouring amenity and as such accords with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord with relevant development plan 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
 - Substitute Proposed Elevation and Floor Plan - February 2020 - 20/7/2
 - Location Plan - 20/7/4
 - Block Plan - 20/7/3

Reason: For the avoidance of doubt and in the interests of amenity and the environment in

accordance with policy D DM1 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.