

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

REF NO: AW/72/22/HH

LOCATION: 4 Elizabeth Avenue
 Aldwick
 PO21 3EL

PROPOSAL: Single storey rear extension.

SITE AND SURROUNDINGS

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

RELEVANT SITE HISTORY

AW/25/20/HH	Single storey front and rear extensions.	ApproveConditionally 23-03-20
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REPRESENTATIONS

Aldwick Parish Council - No Objection

No representation received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built Up Area Boundary
Pagham Harbour Zone B
2km Buffer for Site of Special Scientific Interest
CIL Charging Zone 4

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

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD10	Aldwick Parish Design Statement
SPD13	Arun District Design Guide (SPD) January 2021

CONCLUSIONS**PRINCIPLE**

The key policies are D DM1 and D DM4 of the Arun Local Plan, and guidance outlined in the Arun Design Guide.

Aldwick does not have a made Neighbourhood Plan although does have a Parish Design Statement which is relevant. The property is located within Area 7 (Rose Green).

BACKGROUND

An application for a single storey front and rear extension (AW/25/20/HH) was approved previously in 2020. The front part of these works has since been constructed, but not the rear. This application proposes similar works to the previously approved rear extension.

DESIGN AND VISUAL AMENITY

The proposal is located to the rear of the property and will not be visible from the wider area.

The property is a gable roofed semi-detached bungalow, with an existing flat roof wrap around extension. The proposal will extend from the rear elevation of this extension by a depth of 5m and will retain the existing width of approximately 6.45m. It is a modest size, and will have a flat roof, connecting to and matching that of the existing flat roof. This will integrate sympathetically with the host and will ensure minimal impact on the visual appearance of the property. The proposal follows the design of the existing and is in keeping with the character of the property, and the locality, and will have little harm on visual amenity. Being to the rear, the proposal will not be visible from the street scene and will have no impact on the composition or appearance of the street scene.

The proposal appears subservient to the design of the host and is well integrated. It will use materials matching that of the existing, helping to ensure there is minimal intrusion on the visual appearance and character of the property. The proposal is appropriate in scale and massing and relates well to the existing. This is in accord with Aldwick Design Statement.

Part M of the Arun Design Guide states rear extensions should respond to the distinctive characteristics of the building and surrounding area, preserve external garden amenity space and exploit opportunities for innovative and contemporary design where appropriate. This proposal complies with this.

The development will have no adverse impact on visual amenity and is in accord with D DM1 and D DM4 of the Arun Local Plan, Aldwick Design Statement, and Arun Design Guide.

RESIDENTIAL AMENITY

The proposal is single storey and will have a flat roof at a height of 2.7m, lining up with the existing roof of the host. This new roof will incorporate a rooflight, which will protrude slightly above at approximately 2.87m and will have no impact on residential amenity. 1.6m will be retained to the north boundary, 18.1m to the east, and 1.8m to the south. These distances are acceptable and accord with D DM4 of the Arun Local Plan. The proposal does not conflict the 60 degree line when taken from the windows of both

neighbouring side properties, and will have little harm on residential amenity, resulting in no adverse overbearing or overshadowing.

The extension features two sets of French doors to the east (rear) elevation, and the installation of a new window to the south. The French doors to the rear will overlook the garden and pose no risk of harm to residential privacy or amenity, being situated a sufficient distance from any neighbouring properties. The window to the south will face No.5 but will not unduly overlook this neighbour. Given its scale, it poses minor risk of harm to their residential privacy and amenity, and as such is acceptable.

Part M of the Arun Design Guide states that extensions should not negatively impact, and instead protect, neighbouring amenity in terms of privacy and overshadowing, considering the positioning of neighbouring buildings, and respond to existing elevations through the size and positioning of doors and windows. The proposal complies with this statement and is in accord with the Design Guide.

The development will result in no adverse overbearing, overlooking, or overshadowing, and will have little harm on residential amenity. It is in accord with D DM1 and D DM4 of the Arun Local Plan and Arun Design Guide.

SUMMARY

The proposed development is deemed to accord with 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.

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 carried out in accordance with the following approved plans:

 - Location and Block Plan P11
 - Proposed Plans P10
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.