

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

REF NO: AW/75/21/HH

LOCATION: 22 A'Becket's Avenue
Aldwick
PO21 4LX

PROPOSAL: First floor rear extensions, front detached garage & rear garden summer house.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above

RELEVANT SITE HISTORY

AW/85/21/HH	Rear garden basement.	
AW/219/18/T	Crown reduction of 1No. Lime by 2m & thin & deadwood by 15%	ApproveConditionally 06-11-18
AW/150/18/HH	Replacement front porch.	ApproveConditionally 24-07-18

REPRESENTATIONS

Aldwick Parish Council:
No objection

One letter from local group:
Objection due to the garage location to the front of the dwelling.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:
None

POLICY CONTEXT

Designation applicable to site:

2km Buffer for Site of Special Scientific Interest
 Pagham Harbour Zone B
 Within the Built Up Area Boundary
 Tree Preservation Order

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:

NPPDG	National Design Guide
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 key policies considered are D DM1 and D DM4 of the Arun Local Plan. Aldwick does not have a Neighbourhood however does have a Parish Design Statement with the property located within Area 15.

Policy D DM1 sets out 13 design aspects of which applications should be assessed against. These include: Character, Appearance, Impact, Innovation, Adaptability, Crime Prevention, Trees, Public realm, Layout, Public Art, Density and Scale.

Policy D DM4 sets out criteria for which applications relating to extensions and alterations of existing buildings must be assessed against. They generally seek to minimise the impact of the proposal on the character of the host dwelling, its neighbours and the locality.

DESIGN AND VISUAL AMENITY

The proposal is situated to the front and rear of the property. There will be summer house to the rear which would be achievable under the permitted development rights of the property as it would fall under. This is due to the proposed summerhouse having a maximum height of 3.9m. With the depth of the foundations being 0.3m it is considered that the proposal will have no harm to the roots of the tree which is covered with a TPO on the site.

The character of the locality is mixed, as a result of the variety of dwelling styles, siting and scales along A'Becket's Avenue and in the surrounding private estate. The garage is sited in the front garden of the dwelling and will be the first of its kind along the East side of A'Becket's. Whilst it is the first garage to the frontage on the East side there is other built form such as at No's 12 and 2 A'Becket's Avenue. To the West side of the road, there are multiple examples of built form to the front of dwellings in the form of garages and outbuildings with only 25 A'Becket's Avenue not having development to the front. The road can be considered to be characterised by varying forms of screening to the roadside, as there are many forms along A'Becket's Avenue such as the wall and hedging at 22 A'Becket's Avenue.

The garage measures 3.8m wide, 5.8 deep and 3.95m high, sited in the South Western corner of the

site. The boundary treatment to the front boundary of the property is host to a variety of screening including walling, hedging and semi mature trees. To the side of the garage there is mature hedging that is considered to screen most views of the garage from the neighbouring properties. As such, it is considered that there will be limited views of the garage from the street scene and therefore not significantly and harmfully impact upon the character of the locality.

The proposal is for two first floor rear extensions. In terms of scale these are considered to be minor in nature. These elements will not be visible from the wider area. There is a minimum of 16.6m retained to the rear boundary of the property. The extensions have pitched rooves which is considered a desirable feature in Section M of the Arun design guide which aims to reduce the number of unsightly flat roofed additions. The northern most extension will have a pitch height of 6.3m with an eaves height of 5.2m, the more southern of the two extensions will be smaller in stature with a pitch height of 6m with an eaves of 5.2m to match that of the dwellinghouse and the other rear extension.

The extensions are subservient to the dwelling and whilst part of the property will increase in mass, it is considered they will appear well integrated and appropriate in scale to the existing dwelling. As such the alterations are not considered to adversely impact the appearance of the dwelling within the street scene.

As such it accords with policy D DM1 of the Arun Local Plan and Section J and M of the Arun Design Guide which states development should be designed to respond to the opportunities and constraints presented by the site.

RESIDENTIAL AMENITY

The proposal will construct two first floor rear extensions. One of these is central and the other to the southern side of the site.

The development to the rear is not considered to result in harmful overbearing or overshadowing impact upon the occupiers of neighbouring dwellings. This is due to the scale and siting of the proposed development, additionally, the aspect of the application site allowing any overshadowing to fall in the site itself. With regard to potential for overlooking, the openings are not considered to result in any harmful views of which would result in harm to the privacy to these neighbouring occupiers as there are no windows located on the side aspects of the proposal.

The garage does not result in unacceptable harmful overbearing or overshadowing impact on the occupiers of nearby dwellings. This is as a result of the siting of the single storey garage as being 4.75m from the closest neighbouring dwelling with a pitched roof that slopes away from the boundary. With regard to potential loss of privacy to nearby occupiers, the single storey nature of the proposal is considered to ensure that views from the garage are no different from that which are currently available.

The proposal is not considered to give rise to significant harm in which a refusal is justified by way of overbearing, overshadowing or overlooking and as such it complies with D DM1 and D DM4 of the Arun Local Plan as well as section M of the Arun Design Guide.

SUMMARY

The 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.

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:
 - Existing Elevations
 - Garage Elevations/Section
 - Garage Floor Plan
 - Existing Ground and First Floor Plans
 - Summer House Floor Plan, Elevations and Section
 - Site Plan
 - Propose Ground Floor and First Floor Plan
 - Proposed Elevations
 - Location Plan
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.