

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

REF NO: AW/77/20/HH

LOCATION: 1 Willow way
Aldwick
PO21 4NA

PROPOSAL: Single storey front extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

RELEVANT SITE HISTORY

AW/140/17/HH	First floor side extension over existing garage. This application affects the character and appearance of Aldwick Bay Conservation Area	ApproveConditionally 27-07-17
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REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Aldwick Parish Council

No objection.

No representation from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

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

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
NPPG	National Planning Practice Guidance

CONCLUSIONS**PRINCIPLE**

The key policies considered are D DM1 and D DM4 of the Arun Local Plan. Aldwick doesn't have a Neighbourhood Plan but does have a Parish Design Statement with the property located in Area 1.

DESIGN AND VISUAL AMENITY

The extension is to the front side of the dwelling. The extension will have a pitched roof to match the existing.

Surrounding properties are similar in style and the alteration by reason of its size, design and position is not deemed to result in the dwelling appearing out of character. The addition whilst fronting the street scene appears subservient and well integrated with the use of matching materials.

The extension does not appear unduly dominant, meeting with the principle elevation and retaining 8.8m is retained to the northern boundary.

The development is not considered to result in an adverse impact upon the spatial pattern or character of the area and accord with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The extension will have a width of 4.7m a depth of 3.45m and the height will be around 3.35m. Due to the siting, the addition is not considered to result in an adverse overbearing or overshadowing upon neighbouring amenity with sufficient separation.

There will be 2 windows and a door to the southern elevation. This fronts the neighbouring property however overlooks the front garden and entrance and is not considered to result in views additional to that already achieved. There will be a small window on both the east and west elevations, again these being ground floor and located to the front of the property are not considered to result in unacceptable levels of viewing that does not already exist from the street scene.

Due to siting and design, the development is not considered to result in harm upon amenity by way of overbearing, overshadowing or overlooking and accord with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The development accords with relevant development policies and 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. CIL Zone 4.

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:
 - Proposed elevations, Block Plan and Location Plan Sheet 1 of 2
 - Proposed Roof Plan Sheet 2 of 2
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.