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

REF NO: AW/77/21/HH

LOCATION: 2 Inglewood Drive
Aldwick
PO21 4JX

PROPOSAL: Single storey side and rear extension and conversion of garage to habitable use.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION — The application seeks to construct a single storey side and rear extension and conversion of garage to habitable use.

REPRESENTATIONS

Aldwick Parish Council - No Objection.

No representation received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

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

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

CONCLUSIONS

PRINCIPLE

The proposed development is situated within the built up area boundary where the principle of development is acceptable subject to accordance with relevant development plan policies. As stated in SD SP2 the key policies considered are D DM1 and D DM4 of the Arun Local Plan.

Aldwick does not have a made Neighbourhood Plan however does have a Parish Design Statement with the property located within Area 8.

DESIGN AND VISUAL AMENITY
The property is a detached two storey chalet bungalow with driveway to east, garden area to rear to west, attached conservatory to south west and attached single garage to northern side of property. The conservatory will be removed and the garage will be demolished. The site has 1.8m boundary treatment fencing. The surrounding area is residential in character and has properties of similar design.

The proposals are for a single storey side and rear extension and conversion of garage to habitable accommodation. The side extension will be sited on the northern elevation of host dwelling and will replace the garage.

Due to loss of garage space it will reduce on site parking availability. However due to the driveway area remaining to front it seems 2 spaces will remain available so this complies with Policy T SP1 of the Arun Local Plan and Arun Parking Standards.

Due to the siting of the side extension, it will be subservient to the dwelling and the flat roof design whilst not in-keeping with existing dwelling pitched roof, will be acceptable due to it being at single storey. The side extension will be highly visible from the street scene however it is not deemed to adversely affect the character of the street scene. The rear extension will replace the existing conservatory to rear so will be largely restricted from view from the street scene and will not cause harm to wider street scene so will comply with Policy D DM1 of the Arun Local Plan.

The side extension will have a width of approximately 11.64m and depth of approximately 4.27m. The height will be approximately 2.89m to flat roof line. The side extension will have triple windows on the front east elevation facing the driveway. There will be a new bi-fold door on west elevation to access rear garden and a single door on the north elevation facing the north boundary of site. There will be 1m remaining to the north boundary fence.

The rear extension will have a width of approximately 10.47m and depth of approximately 4.63m. The height to flat roof will be approximately 2.89m. It will replace the rear conservatory and infill along the rear elevation of property. The rear extension will have a flat roof with 2 latern roof lights. There will be twin bi-fold doors on western rear elevation facing the garden and a single bi-fold door on the north west side of rear elevation.

Due to the siting of the side extension behind the existing rear principal elevation of host dwelling it will comply and there will be approximately 19m remaining to rear boundary of property so is deemed acceptable. Due to the siting of the proposal it will be positioned behind the front principal elevation of property and will leave 7.5m remaining to front boundary so this is deemed acceptable.

Arun recently adopted a Design Guide. This states development should be subservient to the main dwelling and the development complies with this in terms of size and scale. It also states in streets characterised by small gaps between buildings, extensions must not close important gaps in the street scene by leading to a terracing effect, or remove existing external access from front to back gardens. Due to there being 1m remaining to north boundary and 1.5m remaining to southern boundary this is deemed acceptable.

The proposed materials seem to match the existing dwelling so complies with policies D DM1 and D DM4 of the Arun Local Plan.

Due to the siting and design of the proposed extension, it complies with D DM1 and D DM4 of the Arun Local Plan and Section M of the Arun Design Guide.

RESIDENTIAL AMENTIY
The single storey side extension will have a width of approximately 11.64m and depth of approximately 4.27m. The height will be approximately 2.89m to flat roof line. There will be 1m remaining to the west side boundary. Due to the location of a boundary fence this will reduce overshadowing effects to neighbouring property to north at number 2 and due to it being at single storey this will reduce effects of overshadowing on neighbouring property so is deemed to comply with policy D DM4 of the Arun Local Plan.

Due to there being no windows proposed in north elevation of extension, there is no harm to overlooking to neighbouring property to north. The new proposed single door on the north elevation will be restricted from view due to the existing boundary fence to north and the extension at single storey level will not cause harm to overlooking to north so complies with policy D DM4 of the Arun Local Plan.

The new windows in the north west elevation of extension will increase some risk to overlooking to neighbouring property number 2 to north west however due to it being at single storey and the boundary fence restricts harm to overlooking. There are no direct neighbours to east of the property due to the location of Inglewood Drive Road. Also there is a large gap remaining to front boundary of property so there is no harm to overlooking to neighbouring properties to the east.

The rear extension will have a width of approximately 10.47m and depth of approximately 4.63m. The height to flat roof will be approximately 2.89m. Due to the siting of the extension there will be 1.5m remaining to the southern side boundary of site so this will comply. The proposals are not deemed to have adverse overshadowing or overbearing effect on neighbouring property to south due to it being at single storey and the building line to south is set further back so reduces risk of overshadowing effect.

Due to there being no windows proposed in the south elevation of extension there is no harm to overlooking to neighbouring property to south.. The rear extension will have bi-fold doors facing the garden to rear of property. Due to there being a large gap of 17m remaining to rear of property and rear boundary fence, there is no harm to overlooking to neighbouring property to west.

Due to the design of the proposal, it is not considered to result in adverse harm upon neighbouring amenity by way of overbearing, overshadowing or overlooking and accord with D DM1 and D DM4 of the Arun Local Plan and Section M of the Arun Design Guide.

SUMMARY
The development accords 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:
- P100 Ground Floor Plan Existing and Proposed (received 11.05.21)
- P102 Site and roof Plans (received 11.05.21)
- P103 Elevations (received 11.05.21)
- P105 3D (received 11.05.21)
- P106 Block Plan (received 11.05.21)
- P107 Location (received 11.05.21)

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 and D DM4 of the Arun Local Plan.

3 The materials and finishes of the external walls and roof of the building hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policies D DM1 of the Arun Local Plan.

4 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.