

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

REF NO: AW/79/19/HH

LOCATION: 24 A'Becket's Avenue
Aldwick
PO21 4LX

PROPOSAL: Replacement first floor accommodation incorporating new roof structure and dormers with a ground floor garage extension and conversion of the existing garage. (resubmission)

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to replace the first floor accommodation by altering the shape of the roof. Dormers will also be constructed to the front and rear elevation. This application is a resubmission and seeks to amend the previous application by way of the following; - Constructing an extension to the existing garage in replacement of the car port extension. - Convert the existing garage into an ensuite. - Increase the height of the garage from a flat to pitch roof.
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RELEVANT SITE HISTORY

AW/15/18/HH	Replace first floor accommodation incorporating new roof structure & dormers & new carport.	ApproveConditionally 23-03-18
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REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Aldwick Parish Council

Aldwick Parish Council provided no objection to the application.

No representation from nearby occupiers.

CONSULTATIONS

Arboriculturist

Engineers (Drainage)

CONSULTATION RESPONSES RECEIVED:

Engineers (Drainage) - Infiltration should be fully investigated. Apply conditions.

Comments noted. However, it is considered in this case that given the extent of the development proposed and that similar extensions could be constructed under permitted development that this condition is considered unnecessary.

POLICY CONTEXT

Designation applicable to site:

Built up area boundary

Tree Preservation Order

DEVELOPMENT PLAN POLICES

[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

SUPPLEMENTARY POLICY GUIDANCE:

SPD10	Aldwick Parish Design Statement
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CONCLUSIONS

PRINCIPLE

The proposed development is situated within the built up area boundary where the principle of development is acceptable subject to the accordance with relevant development plan policies. As stated in SDSP2 the key policies considered are DDM1 and DDM4 of the Arun Local Plan.

Aldwick does not have a 'made' Neighbourhood Plan however does have a Parish Design Statement which is of relevance to the application. The property is located within Area 1.

BACKGROUND

This application is a resubmission of AW/15/18/HH. As this was determined in March 2018 my report will only address the changes listed below.

- Construction of a garage extension in replacement of a car port extension.
- Conversion of existing garage to bathroom/bedroom
- Increase in roof height of garage as it alters from flat to pitched roof.

DESIGN AND VISUAL AMENITY

The proposed alterations are situated to the front elevation of the dwelling and will be visible from the street scene.

The existing attached garage is situated to the northern elevation and set slightly behind that of the dwellinghouse. The proposal seeks to extend the garage by 3.5m to meet in line with the front elevation of the dwelling. A car port has been approved in this location and as a result of the modest alteration it is

not considered to result in the dwelling appearing out of character with the area.

The garage will also alter from a flat to pitch roof. Whilst the height increases it appears well integrated with the host dwelling and covered porch area to the front of the dwelling and is not considered to appear unduly dominant.

The proposed alterations will slightly alter the appearance of the dwelling however the changes are modest and not considered to adversely impact upon the spatial pattern or character of the area and accord with DDM1 and DDM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The proposed alterations will increase the height of the garage along the northern elevation of the property. The maximum height of the structure will increase from approximately 3.4m to 3.95m and will extend the full side elevation. However, the proposal retains the existing separation to the northern boundary and as a result of the siting and sufficient boundary treatment, it is not considered to appear overbearing or overshadowing upon the neighbouring amenity.

There are no additional windows proposed to the northern elevation and again there is not considered to be any adverse overlooking.

The proposed development is not considered harm neighbouring amenity by way of overbearing, overshadowing or overlooking and accord with DDM1 and DDM4 of the Arun Local Plan.

PARKING

Whilst the conversion of the garage would lead to the loss of a parking space, an additional garage is being constructed in replacement and there is sufficient room to the front of the property for parking and it is not considered to give rise to any highway or parking issues.

SUMMARY

The proposed development is deemed to accord with the 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.

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 - Rev A
 - Proposed Elevations - Rev D
 - Proposed First Floor Plan - Rev B
 - Proposed Ground Floor Plan - Rev D
 - Proposed Roof Plan - Rev A
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Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 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.