

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

REF NO: AW/80/26/HH

LOCATION: 4 Downing Close
 Aldwick
 PO21 5QG

PROPOSAL: Erection of attached single storey rear annexe - same proposals as existing
 permission AW/277/23/HH.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

RELEVANT SITE HISTORY

AW/277/23/HH	Erection of attached single storey rear annex.	ApproveConditionally 04-01-24
--------------	--	----------------------------------

REPRESENTATIONS

Aldwick Parish Council - No objection.

No representation received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Pagham Harbour Zone B.
Prone to Groundwater Flooding.
2km Buffer for Site of Special Scientific Interest.
Within Built-Up Area Boundary
CIL Zone 4

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions and alter to exist builds (res and non-res)

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
-------	---

CONCLUSIONS**DESIGN & VISUAL AMENITY**

The site contains a detached bungalow located on the corner of Downing Close, occupying a corner plot, fronting two sides of the street. This application is identical to the previously approved 2023 application (AW/277/23/HH).

This application seeks planning permission for a single-storey annexe to the rear of the dwelling, connected to the main house via a link extension to the existing conservatory. The proposed materials would comprise facing brickwork and roof tiles to match those of the existing dwelling. The proposed uPVC windows and doors would also match the existing property. The annexe would be visible within the street scene from the north-west elevation; however, it would not project beyond the established building line on this elevation and is therefore consistent with the guidance set out in the Arun Design Guide (ADG).

The proposed annexe would measure 6m in width and 7m in depth and would feature a pitched roof with a ridge height of 4.9m. The ridge would remain slightly lower than that of the main dwelling, ensuring that the extension remains visually subordinate to the host property, in accordance with Arun Local Plan (ALP) Policy D DM4. The connecting link, extending from the eastern elevation of the annexe, would incorporate a flat roof.

The proposal would result in a reduction in private garden amenity space. The ADG advises that external garden amenity space should be retained to a depth of 10.5m. Whilst the annexe would occupy part of the existing rear garden, the site benefits from additional amenity space to the front and side due to its siting as a corner plot within Downing Close.

In summary, the proposed development would not result in harm to the visual amenity of the host dwelling or the surrounding area, and the proposal is therefore in accordance with ALP policy D DM1 and D DM4.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed annexe would be single storey in scale. While there is a separation distance of 1.5m from the boundary with No. 6, its siting, scale and single-storey form are such that it would not give rise to overbearing or overshadowing impacts. The annexe would also be positioned approximately 6.2m from the highway boundary and partially screened by mature vegetation and hedging.

Fenestration is proposed on all elevations of the annexe. The windows would serve single-storey accommodation and would primarily overlook the application property's own garden areas. As such, the proposal would not result in any overlooking or loss of privacy to neighbouring occupiers.

The proposed development would not result in harm to neighbouring residential amenity by way of overbearing, overshadowing, or overlooking. The proposed development is therefore in accordance with ALP policies D DM1 and D DM4 and the ADG.

PARKING

The annexe would provide an additional bedroom and may generate an increase in parking demand. However, this demand can be accommodated within the existing driveway, with the submitted plans demonstrating parking provision for up to four vehicles.

SUMMARY

The proposed development is in accordance 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

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, Site And Existing / Proposed Floor Plan 1
Proposed Street View, Elevations and Roof Plan 2

Section Drawings 3
Block Plan 4

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

- 3 The accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of 4 Downing Close as a dwelling and shall not be used as a separate unit of accommodation.

Reason: To accord with Arun Local Plan policy D DM1 and to prevent the establishment of an additional independent unit of accommodation which would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent dwellings.

- 4 Based on the information available, this permission is exempt from the requirement to provide a biodiversity gain plan under Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990. The following exemption applies:

This planning permission is for development which is a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Reason: In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).

- 5 INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). 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 NPPF.