

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

REF NO: AW/81/21/HH

LOCATION: 2 Old Farm Close
Aldwick
PO21 4AX

PROPOSAL: Erection of two storey Annex and rear dormer following demolition of the existing garage.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

The site is a two storey detached dwelling in a street of similar style properties. It is a traditional brick built, two storey house with pitched tiled roof over and a large detached single storey garage to the side. This application seeks permission for erection for a dependant relative Annex and rear dormer following the demolition of garage and conservatory.

The two storey side extension (Annex) would be in integral part of the dwelling. Internally the Annexe would be separated with independent access and fully self-contained. The extension would measure 10.54m in depth at ground floor and 6.84m at first floor level, 8.25m high max level and 6.03m wide (approx.). The rear dormer measures 1.30m high, 7.08m wide and 1.62m (depth) approx.

Revisions have been carried out to the proposal. The extension is set back, and roofline reduced to match the setback of the main dwelling. Materials of the development would match the host dwellings.

A alcony has been proposed at the rear and screening has been introduced 1.8m high to prevent overlooking.

Additional parking in the driveway would be introduced to meet parking standard with permeable surface.

RELEVANT SITE HISTORY

AW/144/99/	New conservatory to rear of garage.	ApproveConditionally 19-10-99
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AW/133/86	Erection Of Summerhouse And Greenhouse	ApproveConditionally 07-07-86
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REPRESENTATIONS

Parish Council objection:

Overbearing impact
 Development out of character
 Development is not subservient
 Traffic management during construction and lack parking spaces
 Possibility of being used as HMO

Members agreed the development is in direct conflict with Policy D DM4 (a); (b); (c) and (e) of the Arun Local Plan 2011-2031 and with the Parish Design Statement page 38: Any roof re-design should be sympathetic and in keeping with the character of existing properties. Extensions should be in keeping and well-related to existing buildings and space.

Officers Response

The applicant revised the proposal and development does not appear to be out of character and scale and the development is considered to acceptable. The annex would be constructed on the similar footprints on the garage and first floor extension measures 6.84m in (depth). The height of roof has been reduced from 8.9m to 8.25m.

The roof extension (dormer and velux rooflight) could be built under the Permitted development. In the revised proposal the applicant provided an additional parking space with permeable surface; A condition will be recommended for the Annex to used in connection with main house; The development does comply with adopted planning policies and refusal cannot be justified.

14 objection letters:

Traffic & congestion
 Overlooking
 Overdevelopment of the site development and out of character with the street scene
 Likely to used as HMO or care home
 Damage to the quality of life of residents

Officer Response:-

The comments received on terms design of the development - revised plan has been received which improves the appearance of front elevation of the extension and extension is aligned with the main house and drop in the roof profile to match the host dwellings;

HMO & Care Home - a planning condition has been recommended for the annex to used to be used in connection with the main house;

The proposal is not considered to be overdevelopment because the garage and conservatory would be demolished, and annex is only creating 2 bed accommodation. The footprint of the side extension matches the footprint of the garage;

Parking - on the revised plans additional 3 parking spaces have been shown on the plans and they will be provided.

Traffic and congestion - residential development and would not significantly cause traffic and congestion on the road during construction;

Overlooking and overshadowing - the development does not appear to cause overlooking nor overshadowing. The letters received from Barrack Lane - the distance between the site and Barrack Lane is over 26m and therefore no demonstrable harm is demonstrated to amenities of the nearby

adjoining properties.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

Arboriculturist - No response

POLICY CONTEXT

Designation applicable to site:

Built up Boundary

DEVELOPMENT PLAN POLICIES

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

DDM1	D DM1 Aspects of form and design quality
DDM2	D DM2 Internal space standards
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
DSP1	D SP1 Design
TSP1	T SP1 Transport and Development

[Bognor Regis Neighbourhood Plan 2015 Policy 4](#) Reducing underuse of property in the town centre

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

PRINCIPLE

The key policies considered are D DM1, DDM4 and TSP1 of the Arun Local Plan. Aldwick has a Village Design statement. The proposal complies with the adopted policies.

DESIGN AND VISUAL AMENITY

The two-storey gannex would be built on the footprint of the garage and the rear conservatory would be demolished. Revised plans have been submitted which improve the visual appearance of the development. The development would be aligned with the host dwelling following the original set back and roof line. The bulk and massing is balanced with the existing built form and the extension does not appear to dominate the appearance of the dwelling. The fenestration pattern is aligned with the main house and it does not appear to be odd in character as the previous proposal. The two-storey annex is set in 2m from the boundary of the adjoining dwelling and does not create terracing affect. In general proposal broadly appears to comply with class M of the SPD. Whilst the structure is half of the width of the dwelling it is considered the development is appropriate in scale to its location; and not as an overdevelopment on the site or unduly dominant on the street frontage. The rear dormer would not damage the character and fabric of the original structure. The rooflights are in the side elevation which would not protrude more than 0.15m beyond the plane of the slope of the original roof. The roof extension could be constructed under provisions of permitted development and no objection is raised. The proposal is not considered to result to have adverse impact on the visual appearance of the street scene or character of the area and accord with D DM1 of the Arun Local Plan.

RESIDENTIAL AMENITY

The scale and size the development does not cause harm to adjoining properties. The first-floor side extension does not extend beyond the side addition of 3 Old Farm Close. There is variation in the footprints in relationship to the site and 3 Old Farm Close. There is over 11m between the development and 1 Old Farm Close. The adjoining properties benefit from large wider plots and distance; the proposal is does not have significant impact on adjoining properties. The balcony has been proposed at first floor level and screening has been proposed with 1.8m high frosted screening which is acceptable and it accords with advice in the design guidance. No windows have been proposed in the side elevation. Rear window openings don't afford unacceptable views into the habitable areas of adjoining property.

The development is not considered to harm neighbouring amenity by way of overbearing, overshadowing or overlooking and accord with D DM1 and D DM4 of the Arun Local Plan.

PARKING

Additional parking has been proposed in the front driveway and development complied TSP1 for parking standards.

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 CIL Liable therefore developer contributions towards infrastructure will be required

(dependant on any exemptions or relief that may apply)

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 Plan

Proposed and existing elevation / floor plans: drawing no PL01 REV D

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM4 of the Arun Local Plan.

- 3 The annex hereby permitted shall be occupied solely for purposes ancillary to the occupation of 2 Old Farm Close and shall not be used as a separate unit of accommodation.

Reason: To accord with policies D DM1 and D DM4 of the Arun Local Plan 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 The balcony hereby permitted shall not be used as a balcony until the obscure glazed screen shown on the submitted plans has been installed. The screen shall be retained in perpetuity.

Reason: To safeguard the amenities of the occupiers of adjoining property in accordance with policy D DM4 of the Arun Local Plan.

- 5 **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.