

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

REF NO: AW/86/20/HH

LOCATION: 3 Balmoral Close
Aldwick
PO21 4PP

PROPOSAL: Single storey rear extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a single storey rear extension.
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RELEVANT SITE HISTORY

AW/303/17/HH	Single storey extension & amended boundary treatment.	ApproveConditionally 07-12-17
AW/318/14/T	Fell 1 No Ash tree to just above ground level. 1 no. Lime tree - re-pollarding by removing limbs of no more than 12m to the established pruning points	ApproveConditionally
AW/268/04/T	Surgery to one Ash Tree and 1 Oak Tree. Fell one Lime Tree	Refused 10-12-04
AW/102/96/T	Various works to one Ash and raise crown to one Lime tree	ApproveConditionally 10-10-96
AW/158/93/T	Fell one sycamore tree	ApproveConditionally 19-11-93

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Aldwick Parish Council

No objection

No representation from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Built up area boundary

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

SUPPLEMENTARY POLICY GUIDANCE:

SPD10	Aldwick Parish Design Statement
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CONCLUSIONS

PRINCIPLE

The key policies considered are D DM1 and D DM4 of the Arun Local Plan. Aldwick does not have a Neighbourhood however does have a Parish Design Statement with the property located within Area 4.

DESIGN AND VISUAL AMENITY

The extension will be sited to the rear of the property and as a result of its siting, is unlikely to be visible from the street scene.

The extension will have a gable roof. The front of the dwelling has a gable addition and the extension is considered well integrated and sympathetic in design to the host dwelling. The materials will also match that of the host dwelling ensuring its integration.

The surrounding properties are similar in appearance, and due to its siting is not deemed to adversely impact upon the spatial pattern of the street scene in accordance with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The extension will have a maximum depth of 4m and a width of 8m. The height will match that of the host dwelling with eaves at 2.25m.

It will extend in line with the south eastern elevation and whilst this adds bulk to the rear, due to its siting, sufficient distance is retained to the boundaries with 3.1m to the north and 8.3m east. The development

is therefore not considered to appear adversely overbearing.

There will be a number of additional windows and doors to the north, south and eastern elevation, however these will all be at ground floor level and with fencing along the boundary, and with views over the garden, it is not considered to give rise to adverse overlooking.

There will also be 3 rooflights however due to the height above finished floor will not give rise to overlooking.

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

SUMMARY

The proposed development is deemed to accord with relevant development plan 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.

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
- Existing Plans and Block Plan -01 Rev B
 - Proposed Floor Plan and Elevations - 02 Rev A

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.