

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

REF NO: AW/88/22/HH

LOCATION: 122 Manor Way  
Aldwick  
PO21 4HN

PROPOSAL: Erection of first floor rear extension. (This application may affect the character and appearance of the Aldwick Bay Conservation Area).

**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION      This application seeks to construct a first floor rear extension.

**RELEVANT SITE HISTORY**

|            |                                 |                                  |
|------------|---------------------------------|----------------------------------|
| AW/258/04/ | Extension to existing building. | ApproveConditionally<br>03-12-04 |
|------------|---------------------------------|----------------------------------|

**REPRESENTATIONS**

Aldwick Parish Council - No Objection

No representation received from nearby occupiers.

**CONSULTATIONS****CONSULTATION RESPONSES RECEIVED:**

Conservation Officer - No response.

Tree Officer - No response.

**POLICY CONTEXT**

Built Up Area Boundary  
TPO  
Conservation Area  
Pagham Harbour Zone B  
2km Buffer for Site of Special Scientific Interest  
CIL Charging Zone 4

**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                                            |
| HERDM3 | HER DM3 Conservation Areas                              |
| HERSP1 | HER SP1 The Historic Environment                        |

**PLANNING POLICY GUIDANCE:**

|      |                                     |
|------|-------------------------------------|
| NPPF | National Planning Policy Framework  |
| NPPG | National Planning Practice Guidance |

**SUPPLEMENTARY POLICY GUIDANCE:**

|       |                                               |
|-------|-----------------------------------------------|
| SPD10 | Aldwick Parish Design Statement               |
| SPD13 | Arun District Design Guide (SPD) January 2021 |

**CONCLUSIONS****PRINCIPLE**

The key policies considered are D DM1, D DM4 and HER DM3 of the Arun Local Plan, and guidance set out by the Arun Design Guide.

Aldwick does not have a 'made' Neighbourhood Development Plan but does instead have a Parish Design Statement, of which is relevant. The property is in Area 1 (Aldwick Bay Estate).

**DESIGN AND VISUAL AMENITY**

The proposal is situated to the rear of the property and will not be visible from the public realm.

The extension will be on the first floor and will project onto an flat roof, measuring approximately 4.65m wide and 2.75m deep, and will retain the existing footprint of the dwelling. It will have a gable end roof, matching that of the host dwelling, and will connect to and follow the same pitch and height as part of the roof which projects to the front. This will integrate sympathetically and have no obtrusion on the roof form, and result in minimal harm on the character and appearance of the property. The design of the proposal follows that of the established design of the dwelling, and poses no risk of visual intrusion upon property. Being to the rear, the proposal will not be visible from the street scene. It is in keeping with the character of the property, and the locality, and will have little harm on the visual amenity of the area. It will have no impact on the composition or appearance of the street and is acceptable.

The proposal appears subservient and is well integrated. It will use materials matching the existing, which will ensure there is minimal intrusion on the visual appearance of the property. It is well designed and integrates sympathetically with the existing, with minimal harm on the character of the property, or the area. Aldwick Design Statement states that proposals in the Aldwick Bay Estate should sympathetically relate to and be visually integrated with, the existing building in siting, design, form, scale and materials. There should be strict control over any roof development likely to be particularly intrusive by virtue of proximity to neighbouring dwellings, and any roof re- design should be sympathetic and in keeping with the character of existing properties. The proposal is in accord with this.

Part M of the Arun Design Guide states rear extensions should respond to the distinctive characteristics of the building and surrounding area, preserve external garden amenity space and exploit opportunities for innovative and contemporary design where appropriate. This proposal complies with this.

The development will have no adverse impact on visual amenity or the character of the area, and is in accord with D DM1 and D DM4 of the Arun Local Plan, Alwdick Design Statement, and Arun Design Guide.

#### **RESIDENTIAL AMENITY**

The extension will be on the first floor, and will have a gable roof measuring approximately 7.19m high, and 4.5m at the eaves. This will line up with the existing roof line which projects to the front of the property, and will incorporate 3 rooflights. These rooflights will have little harm on visual amenity, resulting in minimal overlooking, and as such are acceptable. 2.35m will be retained to the east boundary, and 17.5m to the south boundary. This is in accord with D DM4, as the proposal does not come within 1m of the neighbouring boundary, and is acceptable. There are neighbouring properties to the east and west of the dwelling, No.121 and No.123, which are both at risk of some impact from the proposal. This risk is minimal however, as the proposal is a sufficient distance away, and does not conflict the 45 and 60 degree rules. It will not result in adverse overbearing or overshadowing of these properties, and will have minimal harm on residential amenity.

In addition to the rooflights, the proposal will feature a window to the south east elevation. This window will face the garden, and overlook two neighbouring properties to the rear. This overlooking will be minimal however, given the windows distance from these neighbours, and that the proposal is replacing some existing windows to the same elevation. There will be no increase in harm to the privacy or amenity of these neighbours, and as such the proposed is acceptable.

Part M of the Arun Design Guide states that extensions should protect neighbouring amenity in terms of privacy and overshadowing, considering the positioning of neighbouring buildings and respond to existing elevations through the size and positioning of doors and windows. The proposal is in accord with these criteria and is respectful to the privacy and amenity of neighbouring properties.

The development will result in no adverse overbearing, overlooking, or overshadowing, and is in accord with D DM1 and D DM4 of the Arun Local Plan and the Arun Design Guide.

#### **HERITAGE ASSETS**

The site falls within the Aldwick Bay Conservation Area.

Para 194 of the NPPF requires the LPA to identify the significance of the heritage asset affected by a proposed development. The heritage assets in this case are of some significance.

Para 195 requires the LPA consider the significance of the impact upon that heritage asset. The proposal has limited impact on the significance of the heritage assets, and is an acceptable development. Being located to the rear, the extension will not be visible from the street to the front, and will have minimal harm on the conservation area. The materials proposed will match the existing, and as such will help to ensure there is no harm to the character and heritage of the area.

The development will cause no harm to the significance of the asset and will preserve the appearance of the Conservation Area in accordance with HER DM3 of the Arun Local Plan.

#### **SUMMARY**

The proposed development accords with development plan policies and is recommended for approval subject to the following conditions and informatives.

|                         |
|-------------------------|
| <b>HUMAN RIGHTS ACT</b> |
|-------------------------|

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 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 Plan PL 100
  - Site Plan PL102
  - Proposed Plans and Elevations PL104  
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.