

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

REF NO: AW/89/22/HH

LOCATION: 5 Balliol Close
Aldwick
PO21 5QE

PROPOSAL: Erection of single storey rear extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This application seeks to construct a single storey rear extension.
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REPRESENTATIONS

Aldwick Parish Council - No Objection.

No representation received from nearby occupiers.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

Tree Officer - No response.

POLICY CONTEXT

Built Up Area Boundary
TPO
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

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. Guidance set by the Arun Design Guide is considered.

Aldwick does not have a made Neighbourhood Plan although does have a Parish Design Statement which is relevant. The property is within Area 15 (West Meads).

DESIGN AND VISUAL AMENITY

The proposal is to the rear of the property and will not be visible from the street scene.

At present, the dwelling has a flat roof conservatory to the rear of the garage. Part of the proposal will replace this conservatory, projecting from the rear wall of the garage with a depth of approximately 6.45m and width of 4.9m. This part will have a flat roof matching that of the existing garage, and as such will not appear unduly out of place, having minimal harm on the visual appearance of the property. The other part of the extension will project 4.3m from the rear wall of the main dwelling, retaining its width of approximately 7.45m. This constituent of the proposal will have a hipped roof, around half the height of the main gable roof, and will follow the same pitch and eave height. This will integrate sympathetically with the existing and will have no adverse impact on the visual appearance and character of the property. Being to the rear, the extension will not be clearly visible from the street scene. Due to the height of its flat roof protruding marginally above the garage roof, part of the extension will be visible from the front of the property, but this visibility is limited, and of no harm to the composition and appearance of the street scene. The extension is in keeping with the character of the property, and the area, and will have little harm on visual amenity.

The proposal appears subservient to the design of the host and is well integrated. It will use materials primarily matching that of the existing, which will ensure minimal intrusion on the visual amenity of the property. The scale and massing of the proposal is appropriate for its context and will not unduly dominate the host dwelling. It preserves the character of the area and is in accord with the Design Statement.

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 and is in accord with D DM1 and D DM4 of the Arun Local Plan, Aldwick Design Statement, and Arun Design Guide.

RESIDENTIAL AMENITY

The proposal is single storey, and will incorporate a flat roof, at a height of approximately 2.83m, and a hipped roof, at 3.8m high and eaves 2.55m. The hipped roof will have a flat roof element which will incorporate a roof light, of which will be flush and have no impact on residential amenity. The proposal itself retains a minimum of 9m to the southwest boundary, 1.5m to the southeast, and 0m to the northwest. There are two properties on either side of the dwelling, No.3 and No.7, which are most at risk of any impact from the development. Although located on the boundary with the property, No.7 to the northwest will not be unduly impacted by the proposal, as it will not protrude past their rear elevation. As such, this will result in minimal overbearing or overshadowing, and is acceptable. No.3 to the southeast is at higher risk, as the proposal conflicts both the 60 and 45 degree rules with this property. However, due to the height of the proposal, and distance from the boundary, any overshadowing or overbearing of

this neighbouring property will not be adverse and will not result in unacceptable harm to their residential amenity. This is in accord with D DM4 of the Arun Local Plan.

In addition to the rooflight, the proposal will feature a window to the southeast elevation, and two windows and a set of doors to the southwest. These features pose no risk of adverse overlooking, especially those to the southwest which will face the garden, and will have minimal harm on residential privacy and amenity.

Part M of the Arun Design Guide states that extensions should not negatively impact, and instead 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 complies with this statement and is in accord with the Design Guide.

The development will result in no adverse overbearing, overlooking, or overshadowing, and will have little harm on residential amenity. It is in accord with D DM1 and D DM4 of the Arun Local Plan and Arun Design Guide.

SUMMARY

The proposed development accords with 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.

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 Site Plan 371/01
 - Proposed Plans 371/03
 - Proposed Elevations 371/05
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.