

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

REF NO: AW/90/18/HH

LOCATION: 8 Merton Close
Aldwick
PO21 5SQ

PROPOSAL: Two storey rear extension & first floor extensions to front & side.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Ground and first floor extension at front (east) to provide enlarged kitchen, enlarged bathroom and bedroom. This extension would have a pitched roof and would be constructed over a pitched roof extension. Extension to side (south) of two storey height to provide study and first floor bedroom. This replaces a pitched roof ground floor study. Pitched roof rear (west) extension above existing ground floor flat roofed extension to provide enlarged bedroom .
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RELEVANT SITE HISTORY

AW/12/92	Extension to form bathroom and study	ApproveConditionally 23-03-92
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REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Aldwick Parish Council
Aldwick Parish Council

Strongly opposed the application - the proposed extension does not sympathetically relate to and is not visually integrated with the existing building in siting design form scale and materials - they specifically identified the cladding as being is considered out of character with existing materials - and because the extension is not visually subservient to the main building and because the extension would have and adverse overshadowing, overlooking or overbearing effect on neighbouring properties and because the extension compromises the established spatial character and pattern of the street. Therefore Members agreed that the application is direct conflict with Policy Dev 19 (i); (ii); (iii) and (v) of the Arun District Local Plan 2003 and with the Parish Design Statement page 71.

Two letters of objection

- Strongly object to such a huge add-on.
- West Meads was built as an 'open plan' garden estate. It is one of the few left in the country. This development will look absurd, it is in no way in keeping with the surrounding houses/bungalows on the estate. Furthermore, this house is already extended.
- Unsightly over developed houses/bungalows on this estate. The estate will end up as overcrowded as most other estates in the area.
- Overdevelopment - property previously extended.
- Extension would overshadow and overlook neighbours and be out of scale with the area.

Comment on Representations

The comments of the Parish are noted - since they were received the Arun Local Plan has been adopted and the relevant plans have been considered in this report.

The issues raised relating to the merits of the proposal are addressed in the conclusion.

CONSULTATION RESPONSES RECEIVED:

There are no consultation responses on this application.

POLICY CONTEXT

Designation applicable to site:

Within built up area

DEVELOPMENT PLAN POLICES

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 proposed development is situated within the built up area boundary where the principle of development is acceptable subject to accordance with relevant development plan policies. As stated in SDSP2 the key policies considered are DDM1 and DDM4 of the Arun Local Plan.

Aldwick does not have a made Neighbourhood Plan but does have an adopted Parish Design Statement.

The site is occupied by a detached dwelling with properties of similar size but varied design nearby. The

history of the site is shown above.

DESIGN AND VISUAL AMENITY

The proposal seeks to extend the dwelling to the front, side and rear. Each of the extensions includes a first floor element.

The front ground and first floor extension extends the bathroom and bedroom. This would be seen in the street scene as it is at the end of a cul-de-sac.

The side extension would also be seen at the end of the cul-de-sac. It would extend the width of the dwelling at first floor level and have an impact on the street scene.

The rear extension would also be seen from further up Merton Close across the existing flat roof garage. However this view would be oblique and more distant than the views of the other extension.

Whilst the additions are relatively large and would increase the impact of the property within the street scene the development is not considered to result in harm to the visual amenities or character of the area and therefore complies with policies D DM1 and D DM4 of the Arun Local Plan due to the position of the rear extension, the reasonably well integrated front extension and the cladding which will have a harmonising impact.

Cladding is proposed at first floor level. This would not be out of character with the area but no details of the colour have been proposed therefore it is recommended that a condition be imposed requiring Council approval of the materials.

The building does not project any further forward and therefore there is no adverse impact on the open plan character of the area.

RESIDENTIAL AMENITY

The proposal extends the property in three ways.

The front extension does not change the number of windows at first floor level however it does move them further out to the street. Both windows, due to their position, are not considered to have an adverse impact on neighbouring amenity due to overlooking. The increased mass and bulk of the extension, including the roof, would have a limited impact on the neighbours by reason of overbearing and overshadowing. This impact is considered to be minimal and not unacceptable.

The side extension would be at first floor level as it projects above a single storey pitched roof extension. The additional height would lead to some overshadowing in the evening to the property to the south. However due to the size of the extension and its proximity to the existing building, the level of this impact is minimal and not unacceptable.

In terms of overlooking the extension would have two small windows - one to the front and one to the side. The window to the front, whilst being at an oblique angle would be approximately 4m away from the neighbours front windows and it is therefore thought necessary to impose a condition requiring obscure glazing to prevent adverse overlooking. The window in the side elevation would also be at an oblique angle however due to the slightly further separation and increased oblique angle it is not considered reasonable to require this window to be obscure glazed.

The rear first floor extension does not have any windows facing the rear and therefore overlooking from the rear is not an issue. It does have windows facing south and north. The window facing north would look directly in to the garden of the property to the north. This is a small garden and so it is important to

protect this amenity space from overlooking - therefore it is necessary to restrict this window through obscure glazing and being fixed shut. The window looking south would have some views over the garden of the property to the west. However as a rear window is being removed from the house the level of overlooking is not considered to provide a level of overlooking that is harmful.

The rear extension would provide a level of overshadowing, particularly to the property to the north. However the overshadowing would not be so significant that it would result in demonstrable harm to the amenities of the property to the north because of the distance separation and proximity of other dwelling

SUMMARY

The proposed development is deemed to accord with relevant development policies (D DM1 and D DM4) and the AldwiCK Parish Design Statement 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.

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:- 192-01C.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM4 of the Arun Local Plan.

- 3 The window on the north elevation of the rear extension shall at all times be glazed with obscured glass/fixed to be permanently non-opening.

The bedroom window on the east elevation of the front extension shall at all times be glazed with obscured glass.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies D DM4 of the Arun Local Plan.

- 4 No cladding shall take place unless and until details of the cladding of the extension has been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the extension.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity and to achieve a building of visual quality in accordance with policy D DM4 of the Arun District 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.