

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

REF NO: AW/90/21/HH

LOCATION: 10 Gunwin Court
Aldwick
PO21 4BW

PROPOSAL: New pitched roof to garage.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a new pitched roof, with gable end to the garage.

RELEVANT SITE HISTORY

AW/52/18/HH	Flat roof alterations to increase height of internal ceilings	ApproveConditionally 23-04-18
AW/356/17/CLP	Lawful development certificate for the proposed enlargement of rear dormer roof extension.	PP Not Required 22-02-18

REPRESENTATIONS

Aldwick Parish Council - No Objection.
No representation received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Built-Up Area Boundary
Pagham Harbour Zone B
2km Buffer for Site of Special Scientific Interest

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
-------	---------------------------------

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 SD SP2 the key policies considered are D DM1 and D DM4 of the Arun Local Plan.

Aldwick does not have a made Neighbourhood Plan however does have a Parish Design Statement with the property located within Area 5.

DESIGN AND VISUAL AMENITY

The existing dwelling is a two storey semi-detached bungalow with attached garage to front of property forming the principal south east elevation of property. The existing garage has a flat roof design. The property has garden to rear and front driveway area to boundary. The surrounding area is residential in character and contains properties of similar design.

The proposal will be highly visible from the street scene. Whilst the design is not-in keeping with surrounding properties, the host dwelling does has a pitched roof so is in-keeping with existing property. Due to the scale and siting of the proposal it is not deemed to adversely affect the character of surrounding area so complies with D DM1 of the Arun Local Plan.

The proposal will be a pitched roof with a gable end. The width will be 3.32m and height to pitched roof ridge line to 4.28m. The roof will contain one velux roof window on south west side of proposal. There will also be new roller garage door and extended height to eaves to approximately 2.5m door height.

Arun recently adopted a Design Guide. It states that development should be subservient to the host dwelling. Whilst the proposal will be higher (approximately 4.28m to ridge line) than existing garage roof (2.68m to ridge line) it is still subservient to the main property so is deemed acceptable.

The proposed materials seem to match the existing property and will consist of UPVC cladding to new gable, interlocking concrete roof tiles, roller garage doors and no change to existing windows. The proposal materials integrate well with host dwelling so comply with D DM1 of the Arun Local Plan.

The proposed development is not considered to result in an adverse impact upon the character of the area and as such accords with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

Due to the increased height of the proposal to 4.28m to ridge line, it will increase some overshadowing effect to front south east facing windows of neighbouring property number 8 however it is not deemed to cause adverse harm so complies with D DM4 of the Arun Local Plan. There will also be slight risk to overshadowing at neighbouring property to south west of site at number 12. However due to 1.39m remaining to south west boundary and building line at number 12 set back there is no adverse risk of overshadowing effect.

Whilst there is a new proposed roof window to south west elevation of garage roof, it is not deemed to increase harm to overlooking to neighbouring properties to south west due to the purpose of the roof light at high level.

Due to the design and siting of the proposal it is not deemed to have an adverse overbearing, overshadowing or overlooking effect on the amenity and as such accords with D DM1 and D DM4 of the Arun Local Plan.

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.

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 EX_01
Proposed Plans P_01

Site and Location Plan P_02

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 The materials and finishes of the external walls and roof of the building hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policies D DM1 and D DM4 of the Arun Local Plan.

- 4 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.