

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

REF NO: AW/91/21/HH

LOCATION: 2 The Byeway
Aldwick
PO21 4ER

PROPOSAL: Loft extension, first floor terrace extension with alterations to fenestration and extension to patio (This application may affect the setting of the Aldwick Bay Conservation Area).

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION loft extension, first floor terrace extension with alterations to fenestration and extension to patio

REPRESENTATIONS

Aldwick Parish Council - No objection.

One letter of no objection from the Aldwick Bay Company

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:

NO PUBLIC SEWER

ADOPTED LOC PLN

TREE PRES ORDER

CONS AREA

SPEC CONT ADVTS

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)
HERDM3	HER DM3 Conservation Areas

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
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SUPPLEMENTARY POLICY GUIDANCE:**CONCLUSIONS**

The main issues in this application are design and residential amenity.

The main policy considerations are policy D DM1 and D DM4

Policy D DM1 sets out 13 design aspects of which applications should be assessed against. These include: Character, Appearance, Impact, Innovation, Adaptability, Crime Prevention, Trees, Public realm, Layout, Public Art, Density and Scale.

Policy D DM4 sets out criteria for which applications relating to extensions and alterations of existing buildings must be assessed against. They generally seek to minimise the impact of the proposal on the character of the host dwelling, its neighbours and the locality.

The loft extension, balcony extension and alterations to fenestration are all the rear of the dwelling and do not impact upon the street scene.

The alterations are all reasonably attractive and subservient to the dwelling as a whole.

The alterations will have an acceptable effect on the character of the area.

Arun recently adopted a Design Guide which provides detailed guidance that will help raise design standards across the District. Section M refers to householder extensions. The scale, massing and positioning of extensions should be visually subservient to the existing property. It is considered the proposal complies with the Design Guide as the development appears in modest in scale to the host dwelling. In addition the design guide states dormers are meant to be located centrally and symmetrically on the roof and minimise interference to the original form appearance and fabric of the original built structure which these proposed dormers comply with.

The development complies with the Aldwick village design statement.

RESIDENTIAL AMENITY

The extensions to the balcony at first and second floor level are in the centre of the dwelling with built form on either side of it preventing any adverse overlooking. The second floor loft extension is like wise located centrally and will avoid any adverse overlooking.

The extensions will not project far enough to cause any loss of light or overbearing impact on neighbouring dwellings.

HERITAGE

Where the building is located in a Conservation Area, Section 71(1) of the Act states:

In the exercise, with respect to any buildings or other land in a Conservation Area of any powers (under the Planning Acts), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area. Paragraph 189 of the National Planning Policy Framework requires such information to be provided in order to assess the impact of the proposal on these assets. Under para 196 of the NPPF the development will lead to no harm to the conservation area due to its size, design and lack of visibility in the public realm.

The extensions and alterations are to the rear of the dwelling only and will therefore not impact upon the setting of the Conservation Area and the proposal complies with policy HER DM3.

SUMMARY

The proposal is considered to accord with development plan policy and is recommended for approval subject to the following conditions:

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 ...
Proposed Ground Floor Plan dwg.no. 2007.6-SK-11
Proposed First Floor Plan dwg.no. 2007.6-SK-12
Proposed Loft Plan dwg.no. 2007.6-SK-13
Proposed Roof Plan dwg.no. 2007.6-SK-14
Proposed Front and Rear Elevations dwg.no. 2007.6 -SK-15
Proposed Side Elevations dwg.no. 2007.6-SK-16

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.