

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

REF NO: AW/92/20/HH

LOCATION: 47 West Drive
Aldwick
PO21 4LZ

PROPOSAL: Part two storey part single storey side and porch to front.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a two storey, single storey side extension and porch.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

ALDWICK PARISH COUNCIL

No objection.

No representation received from nearby occupiers.

Aldwick Bay Estate
- No objection

CONSULTATIONS

Arboriculturist

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built up area boundary

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 key policies considered are D DM1 and D DM4 of the Arun Local Plan. Aldwick has a Parish Design Statement with the property located within Area 1.

DESIGN AND VISUAL AMENITY

The dwelling is a detached two storey property with a gable feature to the western side. There is a double garage to the eastern elevation.

The development will construct a part two and single storey extension to the east consisting of a gable addition to the front/side which replicates that to the west elevation. The proposal incorporates design features that are sympathetic to the dwelling, through the use of the materials and the style.

There will be a hipped roof garage which runs along the west elevation to replace the double garage. This is single storey with the roof design integrated with the host property.

A pitched roof porch will be constructed with a depth of around 2.25m. Whilst this extends beyond the established development line, with around 6m retained to the front boundary, the addition is not unduly dominant and is well integrated and sympathetic in appearance in terms of its design.

Surrounding properties are mixed in style/design and the proposal appears in keeping with the locality.

The works alter the appearance of the dwelling however the development is visually integrated and subservient in scale.

The proposal is not considered to adversely impact the spatial pattern or character of the area in accordance with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The double garage will be removed and replaced with a two storey extension and single storey garage. The development to the east will have a total width of around 7.6m. This is approximately 1.2m wider than existing and will consist of a two storey side extension with a width of 4.15m. This reduces to single storey with a width of 3.4m. The two storey extension will extend in line with the principal elevation of the dwelling however the single storey garage element will be set slightly back.

The two storey addition has a gable roof which matches that to the west elevation and sits just below the ridge height of the dwelling. The height will reduce to around of 5.75m with an eaves height of 2.4m.

Due to the layout of the site and siting, this retains sufficient space to the south eastern boundary and as such is not considered to appear overbearing or overshadowing.

The development extends 2.7m beyond the rear, although this a slight reduction in depth to the rear than compared to existing and again is not considered to result in an adverse impact upon amenity.

Additional ground floor windows are not considered to result in adverse overlooking. There will be an additional first floor window which projects beyond the existing rear facing elevation, with only 4m retained to the rear boundary. This has been reduced in size such that due its height above finished floor level is not considered to result in significant overlooking with sufficient boundary treatment in place. 2 velux are to be installed to the east and west elevations. However due to their siting are not considered to provide adverse overlooking.

The proposed development due its design and siting is not considered to result in harm upon amenity and accord with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The proposed 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
- Location and Block Plan - 100 A

- Proposed Ground Floor Plan - 106
- Proposed Elevations - 109 Rev A
- Proposed First Floor Plan - 107 Rev A
- Proposed Elevations - 108 Rev A

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 No windows (other than those shown on the plans hereby approved) shall be constructed above ground floor level in the south elevation of the extension hereby permitted without the prior permission of the Local Planning Authority on an application in that behalf.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies D DM1/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.