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

REF NO: AW/92/23/HH

LOCATION: 15 Raleigh Road
Aldwick
PO21 3NA

PROPOSAL: Demolition of the existing outbuilding and construction of new side extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION — The application seeks the construction a single storey side extension approximately 4.3m wide x 6.5m deep.

REPRESENTATIONS

Aldwick Parish Council - no objection.

No public representation received from nearby residents.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

None.

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
SPD13	Arun District Design Guide (SPD) January 2021

CONCLUSIONS

PRINCIPLE

The key policies are D DM1 and D DM4 of the Arun Local Plan, and guidance set out by the Arun Design

Guide.

Aldwick does not have a 'made' Neighbourhood Development Plan, but does instead have a Parish Design Statement, which is of relevance. The property is in Area 7, Rose Green, an area largely consisting of detached and semi-detached bungalows developed in the 1950's.

DESIGN & VISUAL AMENITY

The site is a semi-detached property with a brick outbuilding and a link utility room located to the side (west) of the property, these aspects of the property are to be demolished and replaced with a single storey side extension.

The extension infills the full width of the side space, abutting the shared side boundary, and is approximately 4.3m wide x 6.5m deep with a flat roof at a height of 3.3m. It is set back from the principal elevation by 1.4m and features external materials that are similar in appearance to the host dwelling. This results in a design that is visually subservient and integrated with the host dwelling, in accord with Arun Design Guide and Aldwick Parish Design Statement.

There will be some visual impact upon the street scene as it will be highly visible however, as it is replacing existing built form the impact will be minimal and will not result in any harm.

The development will alter the front elevation of the property but will not give rise to any harm on the street scene and will not overpower the original character of the property which is preserved in accord with policies D DM1 and D DM4 of the Arun Local Plan, Arun Design Guide and Aldwick Parish Design Statement.

RESIDENTIAL AMENITY

The proposal is single storey and abuts the western shared boundary with 17 Raleigh Road. Any overbearing or overshadowing effects that would be felt because of the development are offset by the presence of the neighbouring detached garage which is sited on the boundary.

Fenestrations are proposed in the front and rear elevations of the side extension, these will overlook the rear garden and front driveway and will not give rise to any overlooking effects on neighbouring properties.

The proposal is compliant with D DM1 and D DM4 of the Arun Local Plan in that it does not result in adverse overshadowing, overlooking or overbearing effects on neighbouring properties.

SUMMARY

The development would accord with relevant 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 No.JB1sl
- Block Plan JB1bp rev.A
- Proposed GF and Roof Plan JB004 rev.B
- Proposed Elevations JB003 rev.B

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.