

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

REF NO: AW/95/22/HH

LOCATION: 120 Barrack Lane
Aldwick
PO21 4DZ

PROPOSAL: Single storey rear extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This application seeks to construct a single storey rear extension.
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REPRESENTATIONS

Aldwick Parish Council - No Objection

No representation received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built Up Area Boundary
TPO
Pagham Harbour Zone B
2km Buffer for Site of Special Scientific Interest
CIL Charging Zone 4

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 considered 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 3 (Barrack Lane).

DESIGN AND VISUAL AMENITY

The proposal will be to the rear of the property and will not be visible from the wider area.

The extension is a modest size, measuring 4m deep and 5.3m wide. It will be single storey and have a gable roof, similar to the pitched roof of the host dwelling, which will help to ensure minimal intrusion on the visual appearance and character of the property. The property is terraced, and so the development poses increased risk of impact on the visual appearance of neighbouring properties. No.118 to the northwest has a very similar rear extension, which projects marginally further than the proposed, and follows a similar roof style and pitch. The proposal will not be a unique development to the vicinity and will not appear out of place with the visual appearance of the property, or its attached neighbours. Being to the rear, it will not be visible from the street scene, and will have no impact on the composition or appearance of the street. It is in keeping with the general character of the area and is acceptable.

The proposal appears subservient to the design of the host and is well integrated. It will use materials matching that of the existing, ensuring there is minimal harm to the visual amenity of the property. The scale and massing of the proposal is appropriate for its context and will not appear unduly obtrusive or dominant to the main building. Aldwick Design Statement states that extensions should be in keeping and well-related to existing buildings and space, and materials should match the existing building. The proposal is in accord with this.

Part M of the Arun Design Guide states rear extensions should respond to the distinctive characteristics of the building and surrounding area, preserve external garden amenity space and exploit opportunities for innovative and contemporary design where appropriate. This proposal complies with this.

The development will have no adverse impact on visual amenity or the character of the area and is in accord with D DM1 and D DM4 of the Arun Local Plan, Aldwick Design Statement, and Arun Design Guide.

RESIDENTIAL AMENITY

The extension will be single storey and have a gable roof at approximately 3.78m high, and 2.55m at the eaves. It will retain around 13.5m to the southwest (rear) boundary, 0.35m to the northwest, and 0.4m to the southeast boundary. This is in accord with D DM4 of the Arun Local Plan. The proposal does marginally conflict the 60 degree line when taken from the closest window of No.122, and as a result there will be some overshadowing of this neighbour, but this will be minimal and not of significant harm. There will be no adverse overshadowing or overbearing of 118 to the northwest. The proposal will have minimal harm to residential amenity and is acceptable.

The extension will provide a new sunroom and will feature a set of sliding doors with sidelights to the southwest (rear) elevation. These features face towards the garden and given their distance from the rear boundary and location on the ground floor, will not be unduly harmful to residential amenity. They will not overlook any properties to the rear and pose no risk of harm to neighbouring privacy or amenity.

Part M of the Arun Design Guide states extensions should protect neighbouring amenity in terms of privacy and overshadowing, considering the positioning of neighbouring buildings and respond to existing elevations through the size and positioning of doors and windows. The proposal is in accord with these criteria and is respectful to the privacy and amenity of neighbouring properties.

The development will result in no adverse overbearing, overlooking, or overshadowing, and is in accord with D DM1 and D DM4 of the Arun Local Plan and the Arun Design Guide.

SUMMARY

The proposed development accords with 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 and Block Plans, Proposed Floor Plan and Elevations Sheet 1

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.