

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

REF NO: AW/96/20/HH

LOCATION: 32 Gossamer Lane
Aldwick
PO21 3BY

PROPOSAL: Rear and side single storey extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a single storey side and rear extension.

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

No objection - concern about walnut tree.

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
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CONCLUSIONS

PRINCIPLE

The key policies considered are D DM1 and D DM4 of the Arun Local Plan. Aldwick does have a Neighbourhood Plan but does have a Parish Design Statement with the property located within Area 6.

DESIGN AND VISUAL AMENITY

The extension will be partially visible from the street scene with the side extension fronting the street scene.

The development is subservient to the host dwelling due its modest size and design. The side extension will have a lean to roof which appear to integrate well with an existing gable addition to the front. This will run along the boundary to the rear of the property.

The materials used will match that of the existing which consist of grey weatherboarding.

The area consists of a mixture of property styles and designs and as such the dwelling will not appear out character.

The proposed development is not considered to result in an adverse impact upon the spatial pattern or character of the street scene in accordance of D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The side extension will have a modest width of 2m and extend along the western boundary. This will form part of the rear extension which will have a depth of 3.2m. This extends along the full rear elevation of the property.

The rear extension will have an eaves height of 2.5m with a total height of 4m.

There is 1m retained to the western boundary and whilst the proposal extends beyond the rear of the neighbouring property to this elevation , due to the siting of dwelling, it is not deemed to give rise to adverse overbearing or overshadowing. There is 4.7m retained to the eastern boundary.

There will be doors to the rear extension, although at single storey, views are of the host garden. There will also be 1 window to the side extension which fronts the street scene. As a result of the siting of additional windows and doors, the development is not deemed to result in adverse overlooking.

The proposed development is not deemed to harm amenity in accordance with D DM1 and D DM4 of the Arun Local Plan.

TREES

It is proposed to remove two trees on site. There is a TPO at the address however the trees specified are not covered by the Order and as the property is not within a Conservation Area, permission is not required for the removal of the trees.

SUMMARY

The proposed development is deemed to accord with relevant development 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. Th

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 - Rev A
 - Proposed Ground Floor Plan - Rev B
 - Proposed Elevations
 - Proposed First Floor Plan
 - Tree Statement
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.