

PLANNING APPLICATION REPORT

REF NO: AW/26/20/HH

LOCATION: 61 Queens Fields West
Aldwick
PO21 5SH

PROPOSAL: Two storey front extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Two storey front extension with twin gable roof.
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RELEVANT SITE HISTORY

AW/235/18/HH	First floor extension.	ApproveConditionally 13-11-18
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REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Object:

- Doesn't reflect characteristics of the site/local area in its layout, landscaping, density, mix and scale.
- Doesn't sympathetically relate to and is not visually integrated with the existing building in siting, massing, design, form and scale
- Not visually subservient to main building. Has an adverse overshadowing, overlooking and overbearing effect on neighbouring properties and compromises the established character and pattern of the place.

Conflict with DSPI (a), DDM4 a, b, c and e of the Local Plan 2011-2031 and Parish Design Statement (page 71 (a)).

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Designation applicable to site:
2km Buffer for Site of Special Scientific Interest
Pagham Harbour Zone B
Tree Preservation Orders
Within the 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

This application appears on this agenda at the request of Councillor Dixon. Amended plans have been received following this request and the consultation comments from Aldwick Parish Council.

PRINCIPLE

The key policies considered are D SP1, 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 locality.

Policy D SP1 of the Arun Local Plan sets out that all development proposals should seek to make efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details.

Aldwick does not have a 'made' Neighbourhood Plan however does have a Parish Design Statement with the dwelling located within Area 10.

The site is occupied by a two storey linked detached dwelling.

DESIGN AND VISUAL AMENITY

The development is to the front of the dwelling. The proposal is two storey and extends the entirety of the front elevation projecting 2m. Included in the development is a vacant space on the ground floor beneath the extension to the bedroom at first floor. The materials used match the dwelling. The alterations whilst modern are not detrimental to the surrounding area as there is no specific character. The use of the pillar is an aesthetic feature that allows the proposal to not dominate the street scene.

The alterations are subservient to the host dwelling. With the works having a dual pitch and a limited depth the development is not considered to dominate the street scene. There are examples of similar extensions to other dwellings in the locality. The proposal does not give rise to any adverse impacts upon the spatial pattern or character of the area and accord with D DM1 and D DM4 of the Arun Local Plan. Due to the extension depth it is not considered to significantly vary the bulk of the house and as such complies with the development criteria of the Aldwick Design Statement.

NEIGHBOURING RESIDENTIAL AMENITY

The development does not have any significantly harmful impact on residential amenities of neighbouring dwellings, by way of overshadowing or overbearing as a result of its scale, siting and the aspect of the development. The development will not result in a loss of privacy to occupiers of neighbouring dwellings, as it features only windows at first floor facing the street scene with little to no views into the neighbouring property as a result. Other openings are at ground floor level, which include a front door and windows.

As originally proposed the roof was considered to be overbearing. With the reduction in height in this amended scheme this is reduced. Within the locality of the application there are examples of similar works to houses as evident at 11 Queens Fields West.

The proposal would not result in any adverse overlooking, overshadowing or overbearing upon neighbouring amenity and as such the proposal accords with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The development is deemed to accord with relevant development plan policies and as such 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:-

Sheet 1a, 2b and 3a.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 and D DM4 of the Arun Local Plan.

- 3 The materials and finishes of the external walls and roof of the extension hereby permitted shall match in colour and texture those of the existing building.

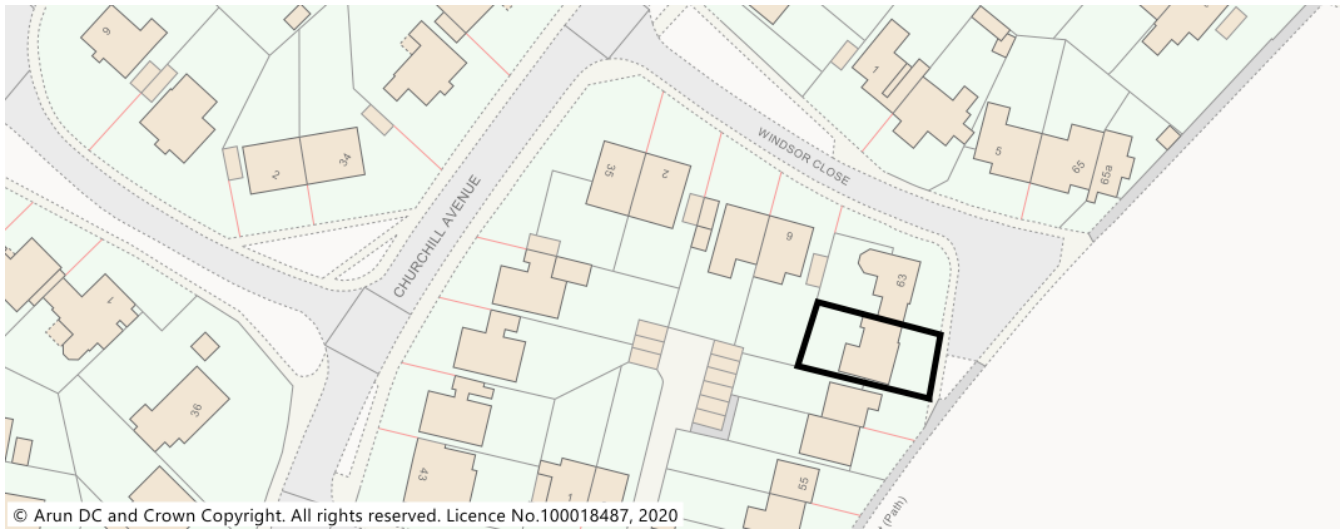
Reason: In the interests of amenity in accordance with policies D DM1 and D DM4 of the Arun Local Plan.

- 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.

BACKGROUND PAPERS

[The documents relating to this application can be viewed on the Arun District Council website by going to https://www.arun.gov.uk/weekly-lists and entering the application reference or directly by clicking on this link.](https://www.arun.gov.uk/weekly-lists)

AW/26/20/HH - Indicative Location Plan (Do not Scale or Copy)
(All plans face north unless otherwise indicated with a north point)



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