

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

REF NO: AW/102/18/HH

LOCATION: 18 The Fairway
Aldwick
PO21 4ES

PROPOSAL: Single storey front & side extensions (resubmission following AW/264/17/HH). This application affects the character & appearance of the Aldwick Bay Conservation Area.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above
----------------------------	----------

RELEVANT SITE HISTORY

AW/264/17/HH	Single storey rear extension & first floor side extension. This application affects the character & appearance of the Aldwick Bay Conservation Area.	Refused 13-11-17
BR/804/84	Proposed Utility Room Carport And Alterations To Driveway	ApproveConditionally 14-11-84
BR/927/84/T	To Fell Macracarpa Trees	ApproveConditionally 14-11-84

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Aldwick Parish Council: No comments received

2 letters of support (including 1 from the applicant) have been received:

In principle we are in support of this proposal.

Our plans have been resubmitted removing the 1st floor extension which from interpreting conservation team comments would help support our application.

Surprised at objection comments.

The extension on the front is less than 1/7 in length and set back from the core of the existing building, most people wouldn't class this as overbearing.

Number 19 has a first floor extension which must be classed by the conservation team as overbearing.

There are a number of tall trees and shrubs that soften the look further.

CONSULTATIONS

Conservation Officer

CONSULTATION RESPONSES RECEIVED:

Conservation Officer: following discussions with the Council's Conservation Officer, they consider that the alteration to the original external materials, such as the waney edged timber cladding, on the existing dwelling would not be acceptable as it would detrimentally alter the special character of a Building of Special Character. Additionally they consider that the porch and proposed altered window above are acceptable. While the rear extension is considered to have a neutral impact as it would be to the rear of the host dwelling.

Conservation Area Committee - Objects:

'The proposals are overbearing and detract from the character of the existing building.'

POLICY CONTEXT

Designation applicable to site:

Within Built-up Area Boundary

Bognor No. 2 TPO

Aldwick Bay Conservation Area

Pagham Harbour Access Management Zone B

2km Buffer zone for SSSI - Pagham Harbour and Bognor Reef

DEVELOPMENT PLAN POLICES

SDSP2	SD SP2 Built-up Area Boundary
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
HERDM2	HER DM2 Locally Listed Buildings or Structures of Character
HERDM3	HER DM3 Conservation Areas
QESP1	QE SP1 Quality of the Environment
HERSP1	HER SP1 The Historic Environment

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD10	Aldwick Parish Design Statement
SPD2	Conservation Areas

CONCLUSIONS**PROPOSAL:**

This application seeks permission for the erection of a single storey side and front canopy and a single storey rear extension.

PRINCIPLE/POLICY :

The principle of development is acceptable within the built up area boundary in accordance with policy SD SP2 of the Arun Local Plan 2011-2031 subject to consideration against relevant development plan policies. The Policies of the Arun Local Plan 2011-2031 that are considerations in the determination of this application are deemed to be:

D DM1, D DM4, D SP1, HER DM2, HER DM3, HER SP1, QESP1 and T SP1.

Made Plans in Arun District Council's Local Planning Authority Area are: Aldingbourne; Angmering; Arundel; Barnham & Eastergate; Bersted; Bognor Regis; Clymping; East Preston; Felpham; Ferring; Kingston; Littlehampton; Rustington; Walberton; Yapton.

There is no neighbourhood Plan for Aldwick, However, the Aldwick Parish Design Statement would apply.

The application site falls within the Aldwick Bay Estate where the following criteria, as set out in the Aldwick Parish Design Statement applies:

When any development is undertaken preserve existing separation of dwellings, and prevent un-neighbourly cramped or visually intrusive closure of gaps or establishment of ill-conceived linkages between buildings.

Any new development should protect and where possible, reinforce the character of the surrounding area.

New or replacement buildings or extensions should be visually subservient and relate to the existing building and not vary significantly in height or bulk from those nearby.

The extension should not have an adverse overshadowing, overlooking or overbearing effect on neighbouring properties.

Materials matching the existing building to be used where appropriate.

Maintain the current street scene by not allowing garages and extensions to be built in front of the existing building lines.

Exercise strict control over any roof development likely to be particularly intrusive by virtue of proximity to

neighbouring dwellings. Any roof redesign should be sympathetic and in keeping with the character of existing properties.

Avoid demolition of buildings of Character.

The Council's SPG: Conservation Areas would also apply.

PLANNING HISTORY:

Officers note that a previous scheme for the erection of a single storey rear extension and first floor side extension, ref: AW/264/17/HH, was refused for the following reasons:

'The side extension by reason of its excessive scale, design, form and tiled roof treatment would have a detrimental impact on the character and appearance of the building of special character and the visual amenity of the Aldwick Conservation Area contrary to Policies.....'

Officers note that this application does not seek permission for the 2 storey side extension as aforementioned. This application proposes the erection of a front canopy, side and rear extensions along with alterations to the external materials of the existing dwelling (removal of the existing waney edged timber cladding and replacement with tile hung half timber and painted plaster.

SITE CHARACTERISTICS:

Detached two storey dwelling with hipped thatched roof and attached garage with barn hipped thatched roof to side. The dwelling features waney edged timber cladding features Large rear garden to rear and parking and garden to front. The property is a Building of Special Character.

CHARACTER OF LOCALITY:

Private residential estate formed of detached two storey dwellings, this section of the state is formed of dwellings with thatched roofs, set back from the road with parking to front. Some are clad with timber (waney edged) and others decorated with wood beams and render to give a mock Tudor appearance.

DESIGN AND VISUAL AMENITY / IMPACT ON THE CONSERVATION AREA AND BUILDING OF SPECIAL CHARACTER:

The Conservation areas SPG (Adopted October 2000) notes that the Aldwick Bay Estate features houses that vary in size and style and that the special character of the area derives from the low density layout, the high quality of the buildings in materials and style and intensively landscaped gardens and verges.

Objection has been received from the Conservation Area Committee whereby:

'The proposals are overbearing and detract from the character of the existing building.'

From an assessment of the proposals it is considered that as the proposed extensions would be single storey they would be subservient to the existing dwelling.

The current building is a Building of Special Character therefore any external materials used need to be sympathetic to the existing dwelling. Officers note that the applicant originally proposed alterations to the facade of the existing dwelling, whereby the applicant sought to change the wainey edge timber cladding to some form of tile hanging and mock Tudor timber beams. It is also noted that the previously refused application ref: AW/264/17/HH appeared to include the alteration of the exterior of the existing wainey edged cladding to that of mock Tudor timber beams and plaster (or other form of render). Application ref: AW/264/17/HH was refused, as aforementioned above in the Planning History section, due for the following reasons:

'The side extension by reason of its excessive scale, design, form and tiled roof treatment would have a detrimental impact on the character and appearance of the building of special character and the visual amenity of the Aldwick Conservation Area contrary to Policies.....'

It is noted that the proposals would incorporate a dummy pitched roof with flat roof (crown pitched roof) with pan tiles atop. The rear extension element of the development would have limited impact on the host dwelling and the Conservation Area as it is located to the rear of the dwelling and as such not highly visible from the highway. Whilst the roof form of both the side and rear extensions would not be directly in character with the host dwelling, there are flat roof sections on the existing dwelling. As such it is considered that the single storey rear extension would be acceptable in terms of visual amenity and would preserve the appearance of the host dwelling and Conservation Area.

Officers note that the proposed single story side extension would be sited in a particularly prominent position that would be visible from the highway and ultimately the Conservation Area. Additionally the side extension would be sited such that it would abut the existing flat roofed side extension. Therefore when the proposed and existing side extensions are considered together they would have the effect of forming a considerably large side projecting element which would be visible from within the Conservation Area. The application proposes also dummy pitched roof with flat roof (crown pitched roof) with pan tiles atop. While this is not a feature of the host dwelling the roof form is featured on the 2 storey side extension at 19 The Fairway, albeit with thatching rather than pantiles. However, it is considered that the proposed side extension would be of an appropriate size and scale that would not have a detrimental impact on the character of the host dwelling or the conservation area.

The proposed porch roof (canopy) is a feature that is seen within the area and Officers consider it to be of an appropriate size and scale. Again it is noted that pantiles are to be used atop this roof element. While the roof of the host dwelling is thatched and it would be preferable that all roof elements featured thatching, it is considered that the proposed porch roof element is appropriate and would not have a detrimental impact upon the host dwelling or the Conservation area. Additionally it should be reiterated that should permission be granted an appropriate materials condition would be imposed. Therefore Officers can control the roofing materials used and ensure that the most appropriate material is utilised, given that this is a Building of Special Character.

Also proposed is the alteration of a window at first floor in the front elevation, above the proposed porch roof (canopy), of the existing dwelling. From discussions with the Conservation Officer it is considered that the proposed window, above the aforementioned 'porch' canopy would be an enhancement to the dwelling.

Currently the dwelling enjoys a balcony area to the side of the property abutting Bay Walk. The balcony area is above the existing flat roofed extension. From a search of the planning history no permission for the side existing side extension and balcony can be found. However from an assessment of the plans it is noted that the existing balcony area balustrading is to be moved marginally onto the flat roof of the new side extension as necessitated by the proposed dummy pitched roof that is proposed. It is

considered that balconies in such a visible position within the Conservation Area would have a detrimental impact upon it. Given that the balcony area would not be extended significantly onto the flat roof of the proposed side extension, would be roughly the same size as existing and would be afforded screening by the proposed dummy pitched roof, it is considered that it would not have a detrimental impact on the Aldwick Bay Conservation Area. A condition restricting the balcony to the area shown on the submitted plans would be imposed on any grant of planning permission:

The roof area of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area, except as shown on the approved plans, without the grant of further specific permission from the Local Planning Authority.

Reason: In order to preserve or enhance the character or appearance of the Conservation Area in accordance with policy HER DM3 of the Arun District Local Plan.

As a result of the above assessment it is considered that the proposed single storey extensions would sympathetically relate to the existing building in siting, massing, design, form and scale.

Whilst the previously refused application ref: AW/264/17/HH did not refuse the application on the proposed changes to the elevations of the existing building, Officers consider that any change to the existing wainey edged timber with some form of 'tile' hanging, as previously proposed, would have a detrimental impact on the Building of Special Character. Following discussions with the applicant amended plans have been received which no longer seek to remove the wainey edged timber cladding and instead seeks its retention. The applicant has stated that the external materials that are to be used are as follows:

Walls - Existing: Elm Boarding - Proposed: As existing- walls plastered and painted to match.

Roof - Existing : Flat roof and thatched roof (main part of dwelling) - Proposed: Mineral Felt and Pan tiles (concrete or clay)

Windows and Doors - Existing: uPVC - Proposed: uPVC

Of note, paragraph 16.4.10 of the Arun Local Plan 2011-2031 states that the use of non-traditional materials in traditional buildings, in particular PVCu, stained hardwood and aluminium windows and doors, concrete interlocking tiles etc., can erode the appearance of Conservation Areas. The Local Planning Authority will resist the use of non-traditional materials in Conservation Areas.

Officers note that Policy HER DM2, Locally Listed Buildings or Structures of Character, of the Arun Local Plan 2011-2031 states that the Local Planning Authority will continue to identify and compile a list of locally important buildings and structures which make a positive contribution to local distinctiveness using criteria a-e as listed. Officers make particular note of criteria a, b, d and e as below:

a. Buildings of outstanding design, detailing, appearance or special interest because of the use of materials.

b. Buildings which are extremely good examples of traditional or established style, or of unusual type.

d. All buildings must be largely intact and not adversely affected by later extensions or alterations.

e. Preferably, although not exclusively, they should make a positive contribution to

their surroundings or the street scene.

(Officers note that the above Criteria are the same as listed in the Buildings or Structures of Character SPG Adopted September 2005)

Proposals for the alteration or extension of buildings on the Local List will be expected to relate sensitively to the building or structure and its setting and respect its architectural, landscape or historic interest. The Local Planning Authority will seek to preserve features of such buildings which contribute to that interest.

Officers also note Policy HER SP1, Historic Environment, of the Arun Local Plan 2011-2031 which states that:

'Non-designated heritage assets including locally listed heritage assets (Buildings or Structures of Character and Areas of Character) and their settings will also need to be conserved and enhanced in a manner appropriate to their significance and contribution to the historic environment;

and:

'Development likely to prejudice any of the above, including their settings, will be refused. Any proposals for development will be required to comply with all other relevant policies and reflect any relevant appraisals or management proposals adopted by the Local Planning Authority.'

Having regard to the fact that the dwelling is a Building of Special Character Officers consider that the materials used on the application dwelling are intrinsic to the buildings special character, in particular the waney edged timber cladding and the thatched roof.

As aforementioned, following discussions with the applicant they now seek to retain the original external materials, in particular the waney edged timber (elm) cladding.

Therefore, having regard to the aforementioned materials the windows, doors and walls would match. While the existing building does not feature pantiles as a form of roofing, Officers do not consider them to be inappropriate but would seek to control the proposed materials for the tiles to ensure that they are suitable. An appropriate materials condition would be imposed upon any grant of planning permission.

As such, officers consider that the proposals would not have a detrimental impact on the Conservation area or on the host building, a Building of Special Character, and would adhere with Policy D DM1, criteria a, b, d and e of Policy D DM4, HER DM2 and HER SP1.

RESIDENTIAL AMENITY:

From an assessment of the planning history Officers note that a side extension, adjacent to the application dwelling, has been previously been granted at adjoining property number 17 under previous application ref: AW/261/02. It is noted that there are windows in the rear elevation of this extension, at both first floor and ground floor levels. When the 45 degree approach is applied it is considered that some loss of light would occur. However having regard to the orientation of the properties and that the height of the proposed rear extension would be approximately 3.15 metres in height, it is considered that although some loss of light would occur it would not be so detrimental as to warrant refusal.

Therefore, from an assessment of the plans and the Officers site visit, having regard to the size, scale,

separation distances and location of proposed windows it is considered that no detrimental harm would occur to the occupiers of adjoining properties, in particular those at number 17.

The proposed extension is considered to accord with policies D DM1 and D DM4 criterion 3. of the Arun Local Plan 2011 - 2031.

PARKING AND HIGHWAY SAFETY:

The NPPF supports the adoption of local parking standards for both residential and non-residential development. The Council has adopted the SPG - Parking Standards Arun District 2000 and the standards as set out in the 2003 Arun District Plan. Development proposals should comply with the appropriate guidance as set out within these documents.

Currently there is space for the parking of 2 cars in front of the existing garage and garage parking.

The applicant has shown on the submitted plans that the proposed side extension would be used as a study.

Officers note that there are no on road parking restrictions. The applicant has confirmed on the submitted application form that the proposed works would not affect the existing parking arrangements. Therefore having regard to the West Sussex County Council guidance on parking provision it is considered that sufficient off-road parking would still be provided. therefore, it is considered that the proposal would not have a detrimental impact on parking and highway safety.

As such, it is considered that the proposal would comply with Policy T SP1 of the Arun Local Plan 2011.

IMPACT ON TREES:

The applicant has stated in section 7 of the application form that there are no trees or hedges which are within falling distance of the proposed development. Additionally, they have stated that no trees or hedges would need to be removed or pruned in order to carry out the proposal. From the Officer's site visit and aerial photography it is considered that some planting would need to be removed or pruned in order to enable the proposals to be carried out. The most prominent planting that would have to be removed is considered to be that to the size of the dwelling along Bay Walk. This planting currently provides screening to the side of the dwellinghouse.

While it is considered that the loss of this planting would be regrettable and would have an impact on the Conservation Area Officers do not consider the loss of this planting to be such that it would be so detrimental as to warrant refusal of this application.

It is noted that there is a TPO tree to the front of the site, along the boundary adjacent to Bay Walk. From an assesment of the plans and the Officer's site visit it is considered that the proposal would be a sufficient distance away and would not have a detrimental impact on the TPO tree.

Overall it is considered that no trees of any significance would be affected by the development. As such, the proposal would comply with policy ENV DM4.

SUMMARY:

It is recommended that, having regard to the above assessment, the planning application is granted.

HUMAN RIGHTS ACT

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), Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for refusal of permission in this case interferes with applicant's right to respect for their private and family life and their home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of neighbours). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for refusal is considered to be a proportionate response to the submitted application based on the considerations set out in this report.ay Estate is Char

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:

Drawing 1/8, Drawing 2/8, Drawing 3/8, Drawing 5/8, Drawing 6/8, Drawing 7/8, Drawing 8/8 received on the 01/10/2018 and Drawing 4/8 received on the 02/10/2018

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

- 3 The roof area of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area, except as shown on the approved plans, without the grant of further specific permission from the Local Planning Authority.

Reason: In order to preserve or enhance the character or appearance of the Conservation Area in accordance with policy HER DM3 of the Arun Local Plan.

- 4 Notwithstanding the roofing material details shown on the submitted plans and application form, no roofs of the proposed extensions shall be installed until details of the proposed pantiles have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the approved extensions.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity and setting of a Building of Special Character and the Conservation Area by endeavouring to achieve a building of visual quality in accordance with policy DDM1 and DDM4 of the Arun Local Plan.

- 5 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 identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.