

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

REF NO: AW/121/22/HH

LOCATION: 9 Kingsway
Aldwick
PO21 4DQ

PROPOSAL: 5 No rooflights to new second floor. This application affects the Craigweil House Conservation Area.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION This application seeks to install 5 No rooflights to the new second floor.

RELEVANT SITE HISTORY

AW/3/04/	Single storey front garage extension & rear extension	ApproveConditionally 05-05-04
AW/61/92	Two storey side extension and front porch.	ApproveConditionally 27-04-92
AW/20/90	Two storey extension for new lounge and bedroom with en-suite bathroom	ApproveConditionally 12-03-90
AW/91/87	Proposed garage to kitchen conversion	Permit'd Devel 04-06-87

REPRESENTATIONS

Aldwick Parish Council - No Objection.

No representation received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

C.A.A.P - No response

POLICY CONTEXT

Built Up Area Boundary
 Conservation Area
 Pagham Harbour Zone B
 2km Buffer for Site of Special Scientific Interest
 Article 4 Direction
 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
HERDM3	HER DM3 Conservation Areas
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
SPD13	Arun District Design Guide (SPD) January 2021

CONCLUSIONS

PRINCIPLE

The key policies are D DM1, D DM4 and HER DM3 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 2 (Craigweil House Conservation Area).

DESIGN AND VISUAL AMENITY

The rooflights are to the front and rear of the property, with the one to the front being the only part visible from the street scene.

The proposal will install 5 No rooflights to the roof of the property. These will minimally alter the appearance of the roof but will have no adverse harm on the visual amenity of the property. They will not unduly intrude on the roof and are acceptable, remaining in keeping with the character of the property, and the locality. Only one rooflight will be visible from the street scene, and given its scale and location, it will have no harm on the composition or appearance of the street.

The rooflights are subservient to the design of the host and will integrate sympathetically. They will use materials differing to that of the existing, but this is acceptable and will have no adverse harm on the character and appearance of the property. Aldwick Design Statement states that for new development in the Craigweil Estate, proposals should protect and, where possible, reinforce the character of the

surrounding area. The rooflights are in accord with this and are in keeping with the character of the locality.

The proposal complies with the Arun Design Guide in that the proposal responds to and complements the existing character and appearance of the dwelling.

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

RESIDENTIAL AMENITY

The rooflights will provide light to the second floor. They will not result in any overbearing or overshadowing of neighbouring properties and will have no impact on residential amenity. They retain a sufficient distance from the neighbouring properties to the side and rear, in accord with D DM4, and are acceptable.

The rooflights give rise to no overlooking of neighbouring properties and pose little risk of harm to residential privacy or amenity.

Arun Design Guide states that extensions should not negatively impact, and instead 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 this.

The development will result in no adverse harm to residential amenity, and is in accord with D DM1, D DM4 and HER DM3 of the Arun Local Plan, and the Arun Design Guide.

HERITAGE ASSETS

The site falls within the Craigweil House Conservation Area.

Para 194 of the NPPF requires the LPA to identify the significance of the heritage asset affected by a proposed development. The heritage assets in this case are of some significance.

Para 195 requires the LPA consider the significance of the impact upon that heritage asset. The proposal has limited impact on the significance of the heritage assets and is an acceptable development. Being located on the roof, and the majority to the rear, the rooflights will not be clearly visible from the street to the front and will have no harm on the conservation area. They retain the character and heritage of the property, and the locality, and are acceptable.

The development will cause no harm to the significance of the asset and will preserve the appearance of the Conservation Area in accordance with HER DM3 of the Arun Local Plan.

SUMMARY

The 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, Existing and Proposed Ground Floor Plans Sheet 1
- Proposed First Floor Plan and Elevations Sheet 2
- Proposed Second Floor Plan Sheet 3

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.