AW/122/06

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Demolition of existing house and garage, erection of house and garage Site of 72 The Drive, Aldwick

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	The existing two-storey dwelling is proposed to be demolished and a new house and garage erected in a mock-Georgian style. Dormer windows are proposed in the original drawings but they have now been omitted on a Substitute Plan and the roof reduced by approximately 0.5m in height.
SITE AREA	0.19 hectares
RESIDENTIAL DEVELOPMENT DENSITY (NET)	5 dwellings per hectare
TOPOGRAPHY	Flat
TREES	None of significance
BOUNDARY TREATMENT	Small stone wall to the front, shrubs and hedging to the side.
SITE CHARACTERISTICS	Detached two-storey house. White painted smooth render with a concrete pantile roof. Access to the beach at the rear.
CHARACTER OF LOCALITY	Residential. Mainly detached properties in their own grounds. Two-storey house to west; has ancillary window in side elevation. Two-storey house to east but large garage adjacent to boundary.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
BR/240/55	House and garage.	Approved, Conditionally 20-12-55
BR/476/73	Extensions bedroom, study, patio and garage.	Approved 3-7-73

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Aldwick Parish Council	Objection (To amended Design) Members felt that the amended design was still out of character with the locality as it does not make a positive contribution to an area which is designated as an Area of Special Character. The proposal is therefore contrary to policy DEV1, LOC1 and CH1 of the West Sussex Structure Plan and policies GEN7 and AREA1 of the Arun District Local Plan. As it is an amendment to a full application, it should be accompanied by a comprehensive design statement, giving full details of materials to be used for the roof, windows, etc. This is particularly important for a new

AW/122/06

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
	property to be constructed in an Area of Special Character. What has been provided under the heading 'design statement' is laughable (if it was not so serious).
Craigweil and its Environs Conservation Area Association	– No illustrative written analysis of the site has been submitted – Overdevelopment – Un-neighbourly – Overbearing – Out of character with the street scene – Contrary to policy AREA1, Area of Special Character
Craigweil Private Estate Ltd.	Concerned about the effect that the proposal will have on the roads and verges of the estate during the construction period.
21 letters of objection Petition 6 signatures Petition 38 signatures	– Roof is too high – Overbearing – Un-neighbourly – Does not make a positive contribution to an Area of Special Character – Design inappropriate – 2nd floor will be added at a later date – Open spaces between dwellings will be eroded – Precedent – Conflicts with Local Plan policies

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None	

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Area of Special Character

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC1, DEV1, CH1
Arun District Local Plan : GEN7 AREA1

PLANNING POLICY GUIDANCE

PPS 1 - Delivering Sustainable Development
PPG 3 - Housing

POLICY COMMENTARY

The above policies combine to give the development control criteria against which applications of this nature will be judged that is the visual or residential amenities of the area, which is designated as an Area of Special Character.

AW/122/06

COMMENT ON CONSULTATION RESPONSES

None

COMMENT ON REPRESENTATIONS RECEIVED

The existing building is a 1905's design and does not contribute to the visual amenities of the Area of Special Character. The proposed design is of a mock-Georgian type using a stock brick with a natural slate roof with uPVC sliding sash windows. It is considered that this design will be in keeping with the individual designed dwellings of this area. It is not considered that there will be any adverse effect on neighbours by reason of overbearing or overlooking. The proposal is slightly nearer to No.70 but this has only an ancillary window in the side elevation. The flat roofed garage abuts the boundary with No. 74. A design statement has been submitted as required by Local Plan policy, although this is extremely brief.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that there will be no adverse effect on the visual or residential amenities of the area or the character of the Area of Special Character.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

The site lies in the built-up area as defined in the Arun District Local Plan where the principle of development is acceptable subject to normal development control criteria being met.

The new dwelling will replace a 1950's dwelling that appears to be in disrepair. The new design is keeping within the character of this estate which is of individual designed properties set in their own grounds. There will be no adverse effect on the residential amenities of the properties next door; to the east the proposed double garage will abut the garage of that property and to the west the side of No.70 is two-storey and only has an ancillary window in it.

The proposal will make a positive contribution to the visual amenities of the Area of Special Character.

It is therefore recommended that the application be approved subject to the conditions set out overleaf.

ALDWICK AW/122/06/

Demolition of existing house and garage, erection of house and garage.

Site of 72 The Drive
Aldwick

RECOMMENDATION

Approve Conditions

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 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, the building shall not be extended or altered in any way unless permission is granted by the Local Planning Authority on an application in that behalf.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of the amenities of adjoining residential occupiers and the locality in general in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

3 This permission relates to the amended plans submitted on 18th July 2006 and not to the plans originally submitted.

Reason: For the avoidance of doubt.

REPORT UPDATE

Application No :	AW/122/06
Agenda Page No :	144

Reason for the Update/Changes

- Representations

Craigweil and its Environs Conservation Area Association:-

A further letter of objection has been received indicating that the design statement is poor, that the building would not contribute positively to the Area of Special Character, that the use of natural slates for the roof is inappropriate and that it would adversely affect the visual and residential amenities of next door properties.

Officer Comment :

The latest objection reiterates most of the points on the original objection and these are commented on within the report. Officers are of the view that the scheme as presently presented is acceptable within the Area of Special Character and will not adversely affect the amenities of neighbours.

Notes: Changes to recommendations, conditions and/or reasons for refusal will always be accompanied by a new replacement recommendation sheet.