

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

REF NO: AW/133/22/HH

LOCATION: 15 The Fairway
Aldwick
PO21 4ES

PROPOSAL: Erection of single storey side extension including separate porch following demolition of existing side extension. This application may affect the character and appearance of the Aldwick Bay Conservation Area.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a side extension which will extend beyond the rear following demolition of existing. A porch will also be constructed.

REPRESENTATIONS

Aldwick Parish Council provided no response.

4 letters of support:

- The extension will enhance the view from the street.
- It will add cohesion to the overall design.
- Existing improvement are of a high standard and this will be too.
- It would be a positive contribution to the street.

3 letters of objection:

- Not in keeping with the architecture of the Conservation Area.
- Will cause serious loss of amenity to No.14.
- The modern roof is out of keeping.
- It will be oppressive.
- The property is already large and the additional space is not justified.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built up area boundary
Conservation Area

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
DSP1	D SP1 Design
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
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:

SPD13	Arun District Design Guide (SPD) January 2021
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CONCLUSIONS

PRINCIPLE

The key policies are D DM1, D DM4 and HER DM3 of the Arun Local Plan and the Arun Design Guide.

Aldwick does not have a Neighbourhood Plan but does have a Parish Design Statement with the property located within Area 1.

DESIGN AND VISUAL AMENITY

The extension is to the east side of the property and will be highly visible from the surrounding area.

There is a flat roof addition to the side which will be removed. The replacement extension will extend further forward, with the principal elevation of the extension angled in nature. This does not extend beyond the existing point closest to the road on the existing house nor the established development line in the area and retains around 10m to the front boundary.

The extension will have a pitched roof which has a slightly lower eaves to the western side. The property has a pitched roof gable, and the adjoining garage is pitched, and the roof design is therefore in keeping with the design of the property.

Materials consist of a pre-weathered zinc roof with external brickwork to match the dwelling. Whilst zinc is not common with the estate, the property features a variety of materials, and the roof material will not adversely contrast in appearance with the main dwelling.

A porch will be constructed to the centre of the dwelling with a pitched roof. This is 1.2m in depth and appears well integrated in scale and design to the main dwelling. This will have oak trusses which is in keeping with the dwelling.

The Arun Design Guide states ' Extensions should respond to and complement the existing character and appearance of the building and wider townscape in terms of scale, massing, materials, openings, and roof form'. 'Integrating roof form with the existing dwelling, generally constructed at the same angle of pitch.'. Taking a simple and unobtrusive form which does not overpower the existing or neighbouring properties, while taking the opportunity to incorporate innovative design if appropriate.' The proposal complies with the guide in that the roof form is integrated with the main dwelling. The design proposed is more contemporary in nature although the guide notes innovative design should be incorporated is acceptable if appropriate and this is does not overpower the existing and or neighbouring properties.

The proposal will not result in adverse harm upon the appearance of the dwelling or that of the surrounding area in accordance with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The extension will have a width of 5.1m and extend along the full side of the dwelling and approximately 6.6m beyond the two-storey building line.

The development is on the boundary and due to the shape, it angles slightly towards the southwest of the site.

The extension will have eaves to 2.7m and the ridge height will rise to approximately 4.3m. This increases around 1m in height than compared to the existing flat roof.

The depth increase to the front of the extension is predominately screened by the neighbouring garage although due to the siting of the extension along the boundary and due to the siting of No.14, which is angled towards the host dwelling, the extension will result in some overbearing impact, as a result of the increase in height and length which will be visible from the rear facing ground floor windows closest to the boundary. However, the harm will not be significant in which a refusal is justified with around 8m retained to the boundary line when looking straight ahead from the window. The roof also slopes away from the boundary which reduces the dominance of the structure.

The majority of the rear element is an outdoor covered kitchen area which incorporates a pergola. There are no windows to the side elevation of the extension, and it will not result in overlooking. There will be 2 rooflights although due to the height above finished floor level will not result in adverse views. Around 27m is retained to the rear boundary.

Due to the siting of the extension and boundary treatment in place, views are unlikely to be possible from the neighbour to the east.

Despite the proximity of the extension to the boundary by way of its design and scale that it would not give rise to any unacceptably adverse overbearing or overshadowing impacts on the residential amenity of neighbouring properties in compliance with D DM1 and D DM4 of the Arun Local Plan.

IMPACT ON CONSERVATION AREA

The site falls in the Aldwick Bay 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 will have some impact upon the Conservation Area due to its siting to the front of the property and by reason of its design and materials which are more contemporary in appearance. However, this will not be harmful as the extension is sympathetic in scale and form to the main dwelling. Materials used will also be in keeping with the existing building, with the use of oak framed windows to match that already in existence at the property.

The extension accords with policy HER DM3 of the Arun Local Plan and the National Planning Policy Framework.

SUMMARY

The proposed development accords with relevant 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.

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 - PL-01 A
 - Site Plan - PL-02 A
 - Proposed Ground Floor Plan - PL-03 A
 - Proposed First Floor Plan - PL-04 A
 - Proposed Elevations - PL-07 B
 - Proposed Elevations - PL-06 B
 - Proposed Roof Plan - PL-05 A
 - Materials Schedule as noted within the D and S statement - 051 A (May 2022)
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.