

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

REF NO: AW/139/19/HH

LOCATION: 19 Kingsway
Aldwick
PO21 4DQ

PROPOSAL: Single storey rear extension and single storey front extensions (Amendment to previously approved application AW/307/18/HH). This application affects the character and appearance of Craigwell House Conservation Area

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a single storey rear extension and an extension to the front to form a garage.
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RELEVANT SITE HISTORY

AW/307/18/HH	Single & two storey extensions. This application affects the character & appearance of the Craigwell House Conservation Area.	ApproveConditionally 04-01-19
AW/45/18/HH	Rear single storey & two storey extensions, front single storey extension & canopy roof plus alterations to external wall & roof finishes. This application affects the character and appearance of the Craigwell House, Aldwick Conservation area	ApproveConditionally 21-05-18
PAA/202/17/	Rear & side extensions	Approve Pre App 20-12-17

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Aldwick Parish Council

Aldwick Parish Council have no objection to the application.
No representation revived from nearby occupiers.

Conservation Area Advisory Committee - By reason of its extent and poor design the extension will

appear incongruous in the street scene and detract from the character and appearance of the Conservation Area.

CONSULTATIONS

Arboriculturist

Natural England

Conservation Officer

CONSULTATION RESPONSES RECEIVED:

Conservation Officer - The front extension is problematic and stretches further forward than the established building line. This is considered to cause less than substantial harm to the Conservation Area and the public benefits would need to be considered.

Natural England - Have no comment to make on this application.

POLICY CONTEXT

Designation applicable to site:

Built up area boundary

Conservation Area

Tree Preservation Order

Pagham Harbour Zone B

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
SDSP2	SD SP2 Built-up Area Boundary
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
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CONCLUSIONS

PRINCIPLE

The proposed development is situated within the built up area boundary where the principle of development is acceptable subject to accordance with relevant development plan policies. The key policies considered are D DM1 D DM4, and HERDM3 of the Arun Local Plan.

Aldwick does not have a 'made' Neighbourhood Plan however does have a Parish Design Statement

which is of relevance to the application. The property is located within Area 2.

There have been two previous applications approved at the property. These vary in such that the previous proposal consisted of both single and two storey rear and side extensions.

DESIGN AND VISUAL AMENITY

The proposal seeks to construct a single storey extension to the rear and due to the siting this part of the development is not visible from the street scene. Also proposed is a porch canopy area and a garage to the front side of the dwelling.

The front porch appears well integrated and is the same design as approved under a previous application. The garage will have a height of 2.5m and a depth of 5m. As a result of its depth, it sits beyond the established development line of the properties to the west and the neighbouring property (No.21) however does not extend beyond the properties to the east.

The proposal is considered subservient to the host dwelling with materials to match. The surrounding properties are varied in style and design and whilst there are no similar examples of front extensions, the proposal is not considered to result in the dwelling appearing adversely out of character with the area.

There is an existing garage to the principal elevation and therefore the addition is not considered to significantly alter the appearance of the property. Whilst the garage sits forward of the principal elevation it is not considered to appear unduly dominant upon the street scene. This is a result of the large front garden with 13m retained to the front boundary and the modest height of the garage.

The proposal due to its design and siting is not considered to adversely impact the spatial pattern or character of the area and accord with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The single storey rear extension will have a depth of 4.5m to the western elevation and a maximum of 7.4m to the eastern elevation. The single storey rear extension would have a flat roof to a height of 2.8m. Whilst this extends a considerable distance at the east, due to the siting of the dwelling, the extension sits only slightly beyond the neighbouring property at No.21 and is not considered to result in any adverse impacts.

At No.21 there is a window to the side elevation however due to the modest height of the extension and with the window secondary in nature with doors to the rear, the proposal is not considered to give rise to overbearing or overshadowing. 1m is retained to the boundary to the east, with fencing also in place. The neighbouring property (No.17) extends approximately 10m further to the rear than the proposed and with 2.7m retained to the boundary the extension will not result in adverse impacts upon this elevation.

There will be additional windows and a door to both side elevation serving bathrooms and a garden room however with them at ground floor and fencing in place it is not considered to give rise to adverse overlooking.

There is 31m retained to the rear boundary and due to the siting and modest height the development not considered to result in adverse impact in terms of overlooking, overshadowing overbearing and accord with D DM1 and D DM4 of the Arun Local Plan.

CONSERVATION AREA

The extension is a substantial size to the side and rear of the property. It reflects a previous application in some respects and due to their location would not affect the street scene. The front extension is problematic and stretches substantially further forward than the established building line and would look

incongruous in the street scene and Conservation Area. The application would cause less than substantial harm and public benefits will need to be considered. Whilst there would be no public benefit as a result of the scheme, it is not considered that the harm would be significant in which a refusal is justified.

Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) states 'In the exercise, with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.' The proposal is deemed to preserve the appearance of the Conservation Area.

It is considered that the impact, as a result of the siting with 13m retained to the front boundary and modest height, is minimal and has no significant harm upon the Conservation Area. As a result of this, the proposed development is considered to be in accordance with HER DM3 of the Arun Local Plan, in that it has no significantly harmful impact upon the setting of the Conservation Area.

SUMMARY

The proposed development is deemed to accord with the relevant development policies and as such 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 - P01
- Block Plan - P02 B
- Proposed Elevations - P20 B
- Proposed Plans - P10 D

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 The materials and finishes of the external walls and roof of the building 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 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.