

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

REF NO: AW/150/19/HH

LOCATION: 14 Kingsway
Aldwick
PO21 4DQ

PROPOSAL: Roof alterations & single storey rear & infill extensions. This application affects the character & appearance of the Craigweil House Conservation Area.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposal seeks to replace the existing roof and to construct a single storey rear and infill extension.
----------------------------	---

RELEVANT SITE HISTORY

AW/83/19/TC	Fell 1 No. Sycamore tree within the Craigweil House, Aldwick conservation area.	No Objection 25-04-19
AW/83/88/T	Thin Crown, reduce height and deadwood one Horse Chestnut.	ApproveConditionally 16-05-88
AW/157/15/TC	Reduce Lawson Cypress hedge on south boundary by 1.5m & reduce conifer hedge on north boundary consisting of Western Red Cedar trees by 1.5m - Within the Craigweil House Conservation Area	No Objection 17-07-15
AW/263/12/TC	Crown reduction to 1No Sorbus Tree by 1.5m within the Craigweil House Conservation Area	No Objection 03-12-12

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Aldwick Parish Council

Aldwick Parish Council have no objection to the application.

1 letter of representation from a nearby occupier stating no objection but raises concerns of overlooking

from the southern elevation.

CONSULTATIONS

Conservation Officer

CONSULTATION RESPONSES RECEIVED:

Conservation Officer - It is considered there is some potential to enhance the building so that it enhances the Conservation Area. Whilst other properties have changed their roof material this is still in conflict with the character of the area. The proposal causes less than substantial harm and public benefit that the development may achieve will need to be taken into consideration.

POLICY CONTEXT

Designation applicable to site:

Built up area boundary

Conservation Area

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)
SDSP2	SD SP2 Built-up Area Boundary
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
-------	---------------------------------

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. As stated in SDSP2 the key policies considered are D DM1 and D DM4 and HERDM3 of the Arun Local Plan.

Aldwick does not have a 'made' Neighbourhood Plan however does have a Parish Design Statement with the property located within Area 2.

DESIGN AND VISUAL AMENITY

The proposal seeks to construct roof alterations and a rear extension. The dwelling as a result of its siting is partially visible from the street scene due to gates at the front boundary and due to the vegetation between the road and property frontage.

The existing dwelling has numerous additions forming a pitched roof dwelling with flat roof additions to the east and west. A conservatory is sited to the front elevation and there is also a flat roof garage extending beyond the principal elevation.

The properties within the area are varied in style and design and the alteration is not considered to appear out of character with the area. The alterations are considered to improve the visual appearance of the dwelling by removing the appearance of added extensions and as such will create a more uniform dwelling.

Due to the scale of the changes to the roof the proposal is not considered subservient to the host dwelling however is well integrated and does not appear unduly dominant upon the street scene with the ridge height of the dwelling remaining as existing.

Whilst the appearance of the dwelling will significantly alter it is not considered to adversely impact upon the spatial pattern or character of the area and accord with DDM1 and DDM4 (a) and (e) of the Arun Local Plan.

CONSERVATION AREA

The dwelling is situated within Craigweil Conservation Area. The existing property has been extended and at present does not contribute toward the established character of the Conservation Area. As a consequence it is considered there is potential to enhance the building so that it enhances the Conservation Area. The roof alterations are substantial and more reflects those in the local area. The material would be man made tile that conflict with more traditional properties. A number of properties have slate/grey tile however the proposal will still conflict with the character of the area. The proposal causes less than substantial harm in accordance with 196 of the NPPF and public benefits will need to be considered.

They include

- Sustaining or enhancing the significance of a heritage asset and the contribution of its setting.
- Reducing or removing risks to a heritage asset.
- Securing the optimum viable use of a heritage asset in support of its long term conservation.

The existing building at present does not contribute to the surrounding Conservation Area. With other properties in the area having similar roof materials and the development more reflecting those in the local area, it improves the existing appearance and is considered to enhance the significance of the asset and its contribution to the setting. As such it is deemed to accord with HERDM3 of the Arun Local Plan.

RESIDENTIAL AMENITY

The proposal involves alterations to the roof and modest extensions to the rear. The existing garage to the front eastern elevation will alter from a flat to hipped roof. It will have eaves of 2.5m and a maximum height of 3.85m. This is a height increase of approximately 1m.

To the rear there will be an extension to the dwelling with a depth of approximately 3.5m. This does not extend beyond the side elevations. To the western elevation the depth will increase by approximately 2.75m which will meet in line with the eastern side. The front elevation will be set back around 2m with the removal of the conservatory which will provide a more symmetrical front elevation.

To the east and western elevation the existing flat roof will alter to form a lean to run along the full side elevations and slightly beyond the rear. The eaves of the side elevations will be reduced from 2.85m to 2.3m with the roof sloping towards the main dwelling and therefore away from neighbouring properties. The height will be approximately 5.3m which is around 0.3 taller than the existing dwelling. The pitched roof to the centre will remain as existing however will also incorporate the rear extension. The width will

also reduce slightly by around 0.75m. It will also have replacement tiles, windows and re-position the existing solar panels to the rear elevation.

There will be a number of velux installed to the side and rear elevations however due to the siting of these above ground floor level they are not considered to give rise to any adverse overlooking.

Whilst the alterations increase the roof height to the side elevations, with the eaves height reduced the increase is not considered to appear adversely overbearing or overshadowing with the height sloping away from the neighbouring dwellings and only marginally above that of the host dwelling. At No.16 there is a window at first floor level facing the host dwelling however as a result of the siting, is not considered to result in adverse impacts.

It is not considered the alterations would impact upon the neighbours to the rear with the dwelling remaining at single storey and a minimum of 22m to the boundary.

The proposal is not considered to harm amenity by way of overbearing, overshadowing or overlooking and accord with DDM1 and DDM4 of the Arun Local Plan.

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
- Proposed Floor Plan - Sheet 1 of 4
 - Proposed Elevations and Location and Block Plan - Sheet 2 of 4
 - Existing Elevations and Proposed Roof Plan - Sheet 4 of 4

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 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.