

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

REF NO: AW/151/19/HH

LOCATION: 131 Manor Way
Aldwick
PO21 4HL

PROPOSAL: Erection of single storey rear extension (resubmission following AW/260/17/HH).
This application affects the character & appearance of the Aldwick Bay Conservation Area.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above
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RELEVANT SITE HISTORY

AW/260/17/HH	Demolition of rear conservatory & erection of single storey rear extension. This application affects the character & appearance of the Aldwick Bay Conservation Area.	ApproveConditionally 27-11-17
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REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Aldwick Parish Council

Members have no objection to the application.

Aldwick Bay Estate have no objection to the application.

CONSULTATIONS

Conservation Officer

CONSULTATION RESPONSES RECEIVED:

Conservation Officer-

The site is located within the Aldwick Bay Conservation Area. The special character of the area derives from the low density layout, the high quality of the buildings in materials and style, and intensively landscaped gardens and verges. It is a very good example of a 1920-1930's planned Estate where development fulfilled original design criteria for some years before becoming more eclectic.

The proposal is for a rear, single storey extension to a mature detached property. As the proposal is to the rear of the property it is considered that it will not harm the character or appearance of the

conservation area. It is suggested that materials match the existing ones where possible.

As a consequence, it should be determined in accordance with the relevant policies within the Development Plan, along with these comments

You will also need to take into account the contents of section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

POLICY CONTEXT

Designation applicable to site:

Within the conservation area

Tree Preservation Order

Within the built up area boundary

DEVELOPMENT PLAN POLICES

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

SDSP2	SD SP2 Built-up Area Boundary
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

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. As stated in SDSP2 the key policies considered are D DM1, D DM4 and HER DM3. The site is occupied by a detached property with front and back gardens in a mixed design area.

Policy

Policy D DM1 sets out 13 design aspects pf which applications should be assessed against. These include: Character, Appearance, Impact, Innovation, Adaptability, Crime Prevention, Trees, Public realm, Layout, Public art, Density and Scale.

Policy D DM4 sets out criteria for which applications relating to extensions and alterations of existing buildings must be assessed against. They generally seek to minimise the impact of the proposal on the character of the host dwelling, its neighbours and locality.

Policy DSP1 of the Arun Local Plan sets out that all development proposals should seek to make efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping, density,

mix, scale, massing, character, materials, finish and architectural details.

HER DM3 seeks to protect the character and amenity of the Conservation Area.

Aldwick Design Statement set out that development must protect and preserve those buildings, features, spaces, activities and uses which formed the particular character and appearance of an area, whilst allowing for appropriate change and new development which preserves or enhances that special character.

Design and Visual Amenity

The applicant seeks planning permission for the construction of a rear extension to the established dwelling. The proposed rear extension will measure approximately 7.8m wide, 4m in depth and be built to the proposed height of 2.8m and a roof lantern that protrudes a further 0.8m.

The proposed extension given its location will not be visible from the street scene. It will therefore not have a detrimental impact on the character of the host dwelling or the street scene.

The proposed extension is considered to appear subservient to the host dwelling and would not result in any adverse impact on the spatial pattern or character of the area and would therefore accord with the policies D DM1 and D DM4 of the Arun Local Plan.

Neighbouring Residential Amenity

The proposed rear extension will be located 20m from the southern boundary, 2.8m from the eastern boundary and 1.5m from the western boundary. On the southern elevation there are 4 No. proposed sliding doors. On the proposed western elevation there are shown to be 4 No. windows. On the roof there is 1 No. proposed roof lantern that measures 4m by 2m with a proposed pitch height of 0.6m.

Given the design and location of the extension it is not considered to give rise to adverse impacts in terms of overlooking, overshadowing and overbearing and is therefore deemed to accord with D DM1 and D DM4 of the Arun Local Plan.

The 45 degree rule does not impact this application as all development would be single storey and no view from neighbouring windows would be impacted. The roof lantern would also not give the homeowner a view of the neighbours.

The current application has differed from the preliminary application with a reduction in size, removal of a pitch to the roof and removal of a window. It has the addition of a sky lantern on the flat roof. These changes are deemed to be acceptable and improved.

Site history

Relevant site history noted.

Heritage:

It is considered that the proposal would have no harm on the Conservation Area in accordance with the guidance in the NPPF and complies with policy HER DM3 of the Arun Local Plan.

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

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 Sheet 1 of 2 (elevations) and 2 of 2.

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.