

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

REF NO: AW/159/21/HH

LOCATION: 25 The Drive
Aldwick
PO21 4DU

PROPOSAL: Loft extension with 3 x rear dormers. This application affects the setting of the Craigwell House Conservation Area.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Aldwick Parish Council: No objection

Five objection letters received from adjoining dwellings:
overlooking
loss of privacy
development is out of character

Officers response:

The dormers will be at the rear and therefore no impact on the street scene / or on the settings of conservation area;

In terms of overlooking or loss of privacy there is a 18m gap (north elevation) and therefore no demonstrable harm to residential amenities occurs and proposal does not warrant refusal.

Obscure glazing condition has been recommended (dormer window on the first floor).

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

Conservation officer: no objection

POLICY CONTEXT

Designation applicable to site:

Built up 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)
HERDM3	HER DM3 Conservation Areas

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS**PRINCIPLE**

The key policies considered are D DM1, D DM4 and HER DM3 of the Arun Local Plan. Aldwick does not have a Neighbourhood however does have a Parish Design Statement with the property in the Craigweil Estate conservation area with article 4 direction.

Policy D DM1 sets out 13 design aspects of 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 the locality.

Policy HER DM3 sets out criteria for alterations or additions to existing buildings are sensitively designed, constructed of appropriate materials and are sympathetic in scale, form and detailing and retain or emphasise the features and qualities of the existing buildings, townscape or streetscape in the area

DESIGN AND VISUAL AMENITY

The dormers are large and pitch roof enhance the size of the dormer window. Class M of the design guide favours small dormers with a pitched roof and in this case the dormers are in keeping with requirements of the class M of the design guide, The dormers would not be visible from the public domain and therefore no harm to the host dwelling and settings of the conservation area is caused.

As a result this proposal is not considered to result in an adverse appearance on the street scene, or result in a harmful impact upon the host dwelling, and as such, is deemed to be in accordance with D DM1, D DM4(a), (b) and (e) and HER DM3 (b) of the Arun Local

RESIDENTIAL AMENITY

The rear dormer windows would not cause significant overlooking in the properties located at the rear of the northern elevation due to the 18m gap. An obscure glazing condition has been recommended for en-suite and dressing room windows. Overall the proposal is not considered to have detrimental impact on the amenities of the adjoining properties.

A small terrace is proposed - the roof acts as screening from the terrace. However a larger terrace is shown on plans and overlooking would be no worse from the small terrace than the existing one.

As such, the proposed development is considered to be in accordance with D DM1(3) and D DM4(c) of the Arun Local Plan.

HERITAGE ASSETS

IMPACT ON HERITAGE ASSET

The property is located within the Aldwick Bay Conservation Area.

Paragraph 189 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.

Paragraph 190 requires the LPA to consider the significance of the impact upon that heritage asset. Much of the alterations are retained within the footprint of the dwelling and the predominant visual alteration will consist of changes to the rear. The area consist of a mixture of styles and ages of properties. The addition of dormers/roof extension to the rear does not cause harm (in NPPF terms) .

Whilst the works will result in a change in appearance, it is not considered the harms the varied and spacious character of the area and it is considered to not cause harm to the significance of the heritage asset and therefore accord with HERDM3 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord 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.

CIL DETAILS

This application is CIL Liable therefore developer contributions towards infrastructure will be required (dependant on any exemptions or relief that may apply)

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 plan
Proposed plans AP/25/21/02

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 dormer windows to en-suite bathrooms/dressing room shall be at all times be and remain glazed entirely with obscure glass.

Reason: In the interests of the amenities of the occupants of nearby properties in accordance with policies D DM1/D DM4 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.