

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

REF NO: AW/15/18/HH

LOCATION: 24 A'Becket's Avenue
Aldwick
PO21 4LX

PROPOSAL: Replace first floor accommodation incorporating new roof structure & dormers & new carport.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above The proposed development changes the shape of the roof with the majority of the main roof being the same height as the existing property 6.1m (max). However, the shape is altered to produce a larger roof and a bonnet hipped roof. In addition on the southern side a full two storey addition is proposed which would have a height of approximately 7.2m (max). 5.7m wide and 7.2m long. This would have a hipped roof at right angles to the main house. Dormer windows measuring approximately 2.2m wide and 2.8m high are proposed on the front and rear elevation. In addition a car port is proposed to the front of the garage approximately 6m wide, 9m long and 3.4m high (max) linking into existing front open porch/verandah area. Materials on walls, dormers and roof would be dark brown tiles to match the existing property.
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	The rear has a mixture of timber fence and trellis, mature plating and the walls at least 1.8m high.
SITE CHARACTERISTICS	The site is a one and a half storey detached dwelling with stone faced elevations and plain tiled roof.
CHARACTER OF LOCALITY	The site is located in a private residential road of predominantly detached properties of a traditional style.

RELEVANT SITE HISTORY

AW/109/10/	Front porch roof extension and new bay window	ApproveConditionally 08-07-10
AW/261/08/T	Surgery to one Oak and fell two dead trees	Refused 27-01-09
AW/291/05/	Removal of existing flat roof and replace with new pitched roof to 3 no. first floor dormers	ApproveConditionally 23-12-05
AW/18/04/	Open fronted porch extension & false pitched detail to garage front elevation	ApproveConditionally 15-03-04

Whilst there have been previous applications none are of direct relevance to the current applications.

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Aldwick Parish Council response not received to date

No response to public consultation

COMMENTS ON REPRESENTATIONS RECEIVED:

None

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

None

COMMENTS ON CONSULTATION RESPONSES:

None

POLICY CONTEXT

Designation applicable to site:
Within the Built Up Area

Tree Preservation Order

DEVELOPMENT PLAN POLICES

Arun District Local Plan (2003):

GEN2	Built-up Area Boundary
GEN7	The Form of New Development
DEV19	Extensions to existing residential buildings

Publication Version of the Local Plan (October 2014):

D DM1	Aspects of Form and Design Quality
D DM4	Extensions & Alterations to Existing Buildings
D SP1	Design
SD SP2	Built -Up Area Boundary

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
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SUPPLEMENTARY POLICY GUIDANCE:

SPD10	Aldwick Parish Design Statement
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POLICY COMMENTARY

The Development Plan consists of the Arun District Local Plan 2003, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

A new local plan is in preparation and is a material consideration when determining Planning Applications. At this stage the Arun District Local Plan 2011-2031 (Publication Version) October 2014 and supporting documents were submitted for independent examination on 30 January 2015.

A number of Main Modifications to the Arun District Local Plan 2011-2031 (Publication Version) October 2014 were approved by the Council on 22nd March 2017 and consultation on these has taking place. The Main Modifications should be read alongside the Arun District Local Plan 2011-2031 (Publication Version) October 2014 and where there are changes the Main Modification. The examination was completed in September 2017. A consultation on the proposed modifications ended in mid February 2018.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

The Neighbourhood Development Plan

Where applicable, Neighbourhood Development Plan's (more commonly known as a neighbourhood plan or NDP), once made by Arun District Council, will form part of the statutory local development plan for the relevant designated neighbourhood area. Whilst an NDP is under preparation it will afford little weight in the determination of planning applications. Its status will however gain more weight as a material consideration the closer it is towards it being made. Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation (Reg.14).

Made Plans in Arun District Council's Local Planning Authority Area are: Aldingbourne; Angmering;

Arundel; Barnham & Eastergate; Bersted; Bognor Regis; Clymping; East Preston; Felpham; Ferring; Kingston; Littlehampton; Rustington; Walberton; Yapton.

Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation(Reg.14).

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

PLANNING.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

The application site is situated within an established residential area where the principle of development is acceptable subject to compliance with relevant development plan policy.

The proposed main roof extensions would infill the existing gaps in the existing roof slopes where there is currently dormer windows. With the exception of the proposed car port there is no increase in the footprint of the building. The proposed first floor extensions would be sited approximately 4m from the northern boundary and between approximately 1m - 2m from the southern boundary. The proposed extensions retains the existing garden area and would be approximately 24m from the rear boundary.

The proposed roof alterations significantly alter the shape of the building. However, change is not necessarily harmful. There is a an increase in ridge height of the property, with regard to the extensions on the southern side and together with overall roof change and 2 dormer windows the bulk of the building is increased. It is noted that the proposed development primarily provides hipped roof designs. The changes would be visible from the road. Therefore, the extensions and alterations as a whole alter the design, scale and bulk of the original property. However, the properties nearby vary in design and size and therefore an increase in height and bulk is not considered inappropriate in its streetscene context. Furthermore, national guidance in the NPPF states "planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness." As such whilst the style of the resultant property is different and is not considered subordinate to the original house but on balance, it is considered that its scale, bulk and detail is not out of character or harmful with the wider area which has a mix of styles and sizes.

The proposed car port is design to fit in with existing front canopy and is not considered harmful to the character and appearance of the wider area or the host property.

The proposed materials would be tile hanging and tiles to match the existing property.

Therefore, whilst there are significant changes to the existing property the proposed extensions and alterations are not considered to be harmful to the character and appearance of the host property or the wider area.

There are no first floor windows facing the adjoining properties No.22 and No.24. Although there will be additional windows at first floor level at the rear which will increase views of neighbouring gardens this is not considered sufficiently harmful to merit refusal of permission.

Although the changes on the northern side to increase the bulk of the roof facing No.22, the height is not different to the existing property and the separation distance remains unchanged, as such it is not considered that the proposal will be unduly dominant upon the amenity of the occupiers of No.22 or lead to a loss of light or outlook.

To the north the bulk of the building is increased with a full first floor on this side facing No.26. The proposed extension would be sited approximately 1-2m off the side boundary albeit the roof slopes away from the boundary. There is a window in the side of No.26 facing the site but given the position of the two properties it is not considered the increase in height will be unduly dominant upon this window to lead to an unacceptable loss of light or outlook. Similarly the same conclusion is reached with the regard the impact of the development as a whole on the amenity of the occupiers of No.26.

Therefore, it is considered that the proposed development will not lead to an unacceptable impact upon the amenity of adjoining occupiers.

There are no parking implications arising from the proposed development.

In summary, on balance the proposed development is not considered to be visually obtrusive or prominent to merit refusal of planning permission and also it would not have an adverse impact on the visual or residential amenity of adjoining occupiers. The proposed development complies with adopted planning policy in the Arun Local Plan 2003 and the Aldwick Village Design Statement. As such the proposed development is therefore recommended for approval subject to the following conditions.

HUMAN RIGHTS ACT

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 site and location plan, existing ground floor plan, existing first floor plan, existing elevations, proposed ground floor plan, proposed first floor plan, proposed elevations, proposed roof plan & general cross section.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.
- 3 The materials and finishes of the external walls and roofs of the extensions hereby permitted shall match in colour and texture those of the existing building, as detailed on the approved plans.

Reason: In the interests of amenity in accordance with policies GEN7 and DEV19 of the Arun District 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.