

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

REF NO: AW/170/19/HH

LOCATION: Bayswater
50 Kingsway
Aldwick
PO21 4DN

PROPOSAL: Conversion and extension of the existing garage to form an annexe for a dependant relative and conversion and extension of the existing carport to form a replacement garage with lantern roof light.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to convert the existing car port into a garage and the conversion and extension of an existing garage to form an annexe for a dependent relative to the rear of the site.
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REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Aldwick Parish Council

Aldwick Parish Council provided no objection.

No representation received from nearby occupiers.

CONSULTATIONS

Arboriculturist

Conservation Officer

Natural England

CONSULTATION RESPONSES RECEIVED:

Conservation Officer - The proposal is such that it will have a limited impact upon the building or the street scene. The application is considered to not cause harm to the significance of the heritage asset.

Natural England - Advises that it is a matter for the Authority to decide whether an appropriate assessment of the proposal is necessary.

Comments noted. As the proposal only adds a small extension no further assessment from Natural England is required.

POLICY CONTEXT

Designation applicable to site:
 Built up area boundary
 Conservation Area
 Tree Preservation Order

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
ENVDM4	ENV DM4 Protection of trees

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 and D DM4 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 will alter the existing car port to the front of the property and extend to the rear and therefore part of the development is visible from the street scene.

The proposed extension will be single storey and due to its size and location is considered a subservient addition to the host dwelling. The existing flat roof car port to the front side of the dwelling will be brought forward approximately 1.65m to meet in line with the principal elevation. As a result of its siting, it is not considered to appear unduly dominant upon the street scene retaining 15m to the front boundary.

The change to the front elevation is modest and with surrounding properties of a varied style and design the alteration is not considered to adversely impact the appearance of the dwelling within the street scene with materials to match.

It is considered that the proposed development will not have an unacceptably adverse impact upon the established character of the area and will accord with D DM4 and D DM1 of the Arun Local Plan.

CONSERVATION AREA

There is a strong mixture of styles and ages of properties. The host building was constructed during the 20th Century and has a neutral impact on the established character of the area. The proposal will have a limited impact and is considered to not cause harm to the significance of the heritage asset and therefore accord with HERDM3 of the Arun Local Plan.

RESIDENTIAL AMENITY

There is currently a car port and garage situated along the north east boundary. The existing car port will alter to form an enclosed garage. To rear of this the existing garage will be converted to form a habitable space. The use of the garage as an annexe is considered acceptable with it attached to the host dwelling. An extension will also be constructed to this to join at the rear south west corner. This will extend a depth of approximately 4.3m and have a width of 3.65m.

Due to the siting of the extension to the rear, the addition is not considered to give rise to adverse overbearing or overshadowing impacts upon neighbouring amenity with garages located to the rear of the site.

The height of the rear extension and garage conversion along the north east boundary will increase slightly from 2.6m to a maximum of 3.2m. The front garage will be a maximum of 3.8m with roof lantern. Due to the siting of the development the increase in height is not considered to appear adversely overbearing upon No.52. There will also be additional windows and doors to the south west elevation however this will face the garden of the host dwelling and with 8.5m to the boundary and the development at single storey, views are not considered to be additional to that which can already been achieved.

As a result of the size and siting of the development proposed, it is not considered to harm neighbouring amenity by way of overbearing, overshadowing or overlooking and accord with DM1 and DDM4 of the Arun Local Plan.

PARKING

The conversion will result in the loss of a garage however with 1 garage retained and sufficient space for parking available to the front of the dwelling, the conversion is not considered to impact upon parking or highway issues.

TREES

It is proposed to remove a Leylandii hedge. As the site is within a Conservation Area the tree officer has been consulted however there was no response. It is not considered the removal will result in a loss to amenity of the area as it is not visible from the street scene.

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 Site Plan - Rev A
 - Proposed Ground Floor Plan - Rev B
 - Proposed Elevations - A
 - Proposed and Existing Roof Plan
 - Design and Access Statement
 - Heritage Statement

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.