

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

REF NO: AW/177/18/HH

LOCATION: Craig Rock Cottage
28 The Drive
Aldwick
PO21 4DU

PROPOSAL: Replace windows with double glazed units. Installation of photovoltaic panels. Installation of 2No. velux windows. Proposed porch. Remove redundant second chimney. Minor reconfigurations to doors & windows & partial rendering to match existing. This application affects the character and appearance of Craigweil House, Aldwick Conservation Area

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks various alterations to the dwelling. These consist of replacing existing windows with double glazed units, the installation of 2No. velux windows, the installation of solar panels, minor configurations to doors and windows which involves them moving a maximum of 600mm, partial rendering, the removal of a chimney and the enlargement of a porch.
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REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Aldwick Parish Council

Aldwick Parish Council provided an objection to the application.

' Members strongly oppose the application on the grounds that the extension or alteration does not sympathetically relate to and is not visually integrated with the existing building in scale and materials; nor is it constructed of appropriate materials and sympathetic in scale form and detailing and nor does it retain or emphasise the features and qualities of the existing buildings, townscape or streetscape in the area and because the application will not conserve or enhance the historic environment of the district which includes conservation areas. Therefore Members agreed that the proposed application was in direct conflict with Policy HER DM3 (Conservation Areas); Policy DM4 of the Arun District Local Plan 2011-2031 and Policy Her SP1 (The Historic environment). Members also noted that the application may breach Policy ECCDM1'.

1 representation letter from a nearby occupier.

' The proposal is to cover the slate with large photovoltaic panels. The use is not sympathetic in detailing nor do they emphasise the features and quality of the existing building. With the exception of this one objection, I fully support the other renovations'. '

Following discussion, it was felt the works no longer pose a threat to the building, environment and Conservation Area therefore the objection to the application was withdrawn.

CONSULTATIONS

Conservation Officer

CONSULTATION RESPONSES RECEIVED:

Conservation Officer

The proposed works are varied and include provision of render, a roof light and solar panels.

The property is of interest as it contains a section apparently dating back to the 1800's. This is supported by the fact that it first appears on the historical mapping dated to (approximately)

1897. As a consequence, it can be identified as a heritage asset for the purposes of planning (see the NPPF). Its age also means that it has the potential to be one of the oldest properties within the conservation area. However, I note that there has also been an extensive programme of development of the property over a number of different time periods. As a consequence, it appears to have a mixed character which can be improved upon. It is noted that this is the aim of the programme of works.

The installation of the solar panels would result in a significant area of the roof on one elevation being covered with renewables. However, it is considered that very little of it will be visible from the public domain, and as a consequence will have a neutral impact upon the character and appearance of the conservation area. The majority of the works proposed appear to be acceptable; it is considered that the use of render on certain elevations will help to harmonise the use of materials found within the building, and can be supported. Other works, such as the roof lights will have a neutral impact upon the building, when read as a whole.

However, there are some concerns regarding the chimney. The loss of the chimney is unfortunate, as it appears to be on the oldest part of the building, and would result in the loss of historic fabric. No information has been provided to state why the chimney should be removed; is it related to concerns of a structural nature?

However, the application is, on balance acceptable.

POLICY CONTEXT

Designation applicable to site:

Built up Area Boundary

Conservation Area

Tree Preservation Order

Article 4 Direction.

DEVELOPMENT PLAN POLICES

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

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 DDM1 and DDM4 of the Arun Local Plan. Aldwick does not have a made Neighbourhood Plan but does have a village design statement which is of relevance to the application.

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The site is occupied by a chalet bungalow with properties of various styles and designs. The dwelling is also located within Craigweil Conservation Area.

DESIGN AND VISUAL AMENITY

The proposal seeks a variety of alterations to the dwelling however due to the location of the property, it is unlikely to be visible from the wider street scene.

There have been various changes to the dwelling over a number of different time periods. This has meant that the dwelling has been constructed with a variety of materials and finishes. The property will undergo some rendering to match the existing dwelling which is considered to harmonise the visual impact of the dwelling. As the materials match that of the existing where possible the proposal is therefore considered to be visually integrated.

Due to the various changes that have already occurred and the mixed character of the area, it is not considered that the proposal would be out of character. The changes and alterations are relatively minor and therefore the development is considered subservient and sympathetically relate to the host dwelling. Part of the proposal would also involve the installation of solar panels which would cover a significant section of the roof however, only a minimal amount would be visible from the street scene and therefore it would have a neutral impact upon the character and appearance of the Conservation Area. The proposal also seeks to remove the front chimney stack. Whilst this will alter the appearance of the dwelling, it is not considered harmful and as a whole the application is acceptable in terms of its impact upon the Conservation Area.

It is not considered that the changes to the dwelling are such that they would have a materially adverse effect on the visual amenities of the locality. In addition, it is not considered that there would be any adverse impact upon the established character of the surrounding area and is in accordance with DDM1, DDM4 and HERDM3 of the Arun Local Plan.

RESIDENTIAL AMENITY

The alterations to the windows and doors are minimal with a number of windows being replaced with double glazing and 2 doors being re-positioned a maximum of 600mm. The changes proposed will not give rise to any overlooking additional to that which is already possible. 2 velux windows are to be installed and due to their size and location they again are not considered to give rise to any overlooking.

The proposal also seeks a porch extension, however it is again modest in size. It will retain its existing depth at around 0.75m, however will increase in width to around 5m. It will remain open plan with oak beam supports and a slate roof to match the existing house and therefore does not appear overbearing or give rise to any overshadowing. 13 solar panels will also be installed to the western elevation, however again due their siting are not considered overbearing.

The proposed alterations due to their size and siting are not considered to give rise to any overbearing, overlooking or overshadowing impacts and as such is in accordance 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

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 First Floor Plan - Rev B
 - Proposed Ground Floor Plan - Rev A
 - Block Plan - P001 Rev A
 - Existing and Proposed Rear Elevation
 - Existing and Proposed Front Elevation
 - Existing and Proposed East Elevation

- Existing and Proposed West Elevation
- Location and Block Plan - 17106-SK-001

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