

PLANNING APPLICATION REPORT**REF NO:** **AW/178/11/****LOCATION:** 15 Kingsway
 Aldwick**PROPOSAL:** Removal of conservatory, new front extension and porch, removal of 1 garage
 (amendments to approval AW/323/07/)**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	This proposal is for the removal of a front conservatory and the erection of a new front extension and porch, and removal of one garage. The application seeks this as an amendment to planning permission AW/323/07 which is for a two storey extension and first floor extension. The main extensions are already under construction.
SITE AREA	0.013 hectares approximately.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	0.5m brick walling and shrubbery to site frontage. 1.8m trellis fencing to front north west side; 1.8m close boarded fencing to front south east side. 1.6m close boarded fencing surrounds the rear of the application site.
SITE CHARACTERISTICS	Two storey detached property. The dwelling consists of red-brown brick walling at ground floor level, with smooth white render above. Brown tiled, pitched roof. Single storey addition attached to north west side of property, which consists of brick walls and a tiled gable roof. Conservatory attached to the front of this extension.
CHARACTER OF LOCALITY	Private residential estate. The surrounding area is mixed in character, consisting of one, one and a half and two storey detached dwellings. Substantial sized dwellings and plots.

RELEVANT SITE HISTORY

AW/323/07/	Demolition of conservatories. Erection of 2 storey rear extension and first floor extension	Approve Cond 28-01-2008
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BR/255/70	Outline - detached dwelling with garage	Approve Cond 26-06-1970
BR/403/70	Details in pursuance detached house and garage	Approve Cond 24-08-1970
BR/182/71	Car port and single garage in place of double garage revision to BR/403/70	Approve Cond 10-05-1971

REPRESENTATIONS

Representations received:

Aldwick Parish Council

No objection

1 letter of objection:

No proposals for renewing the driveway. Applicant must be reminded of requirements under Conservation Area legislation and Article 4.

Letter of objection from CHECAA:

- work already started.
- the forward extension will be damaging to the street scene and the character of the area.
- the removal of the garage and footings/slab could lead to damage to trees.
- no fencing to protect trees.

Comments on Representations received:

As there is no proposal for the driveway, then this is not a consideration of this application.

The work under construction is that approved under reference AW/323/07. It is not considered that the front extension will have an adverse impact on the character of the area as it is only replacing an existing extension, albeit larger in size. It is not considered that the removal of the garage will have an adverse effect on existing trees. The matter of materials being stacked against existing trees is a matter for investigation.

CONSULTATIONS

Conservation Officer

Conservation Area Advisory Com

Consultations responses received:

Conservation Area Advisory Committee:

No objection

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:

Inside Built Up Area

Conservation Area

Tree Preservation Order

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:	GEN2 GEN7 DEV19 AREA2	Built-up Area Boundary The Form of New Development Extensions to existing residential buildings Conservation Areas
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PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
PPS5	Planning for the Historic Environment

POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual and residential amenity.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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.

Section 16(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 states:

"In considering whether to grant Listed Building Consent for any works, the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

Where the building is located in a Conservation Area, Section 71(1) of the Act states:

In the exercise, with respect to any buildings or other land in a Conservation Area of any powers (under the Planning Acts), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

The proposal is considered to comply with these criteria in that it is not considered to materially affect the character or the setting of the Grade II Listed Building or the character of the Conservation 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 proposal is for the erection of a first floor extension to the north west side of the property and a two storey rear extension.

The application site is located on a private residential estate. The surrounding area is mixed in character, consisting of one, one and a half and two storey detached dwellings, many of which are substantial in size. Several surrounding properties have side extensions and additions, positioned

close to side boundaries. Most notably, No. 11 Kingsway has a one and a half storey side extension, positioned close to the shared boundary with No. 15.

The proposed first floor extension would be positioned above an existing single storey extension, and therefore although relatively large in size would appear visually subservient to the main dwelling, as viewed from the street scene. Further, a 1m gap would be retained between the side elevation of the extension and the side boundary, in accordance with Policy DEV19 of the Arun District Local Plan. It is considered that the proposed two storey rear extension would be of an acceptable scale, form and design that would sympathetically relate to the main dwelling and further, due to its position towards the rear of the property would be completely screened from the street scene. It is therefore concluded that the proposal would represent acceptable forms for development, which would not detract from the character of the building, nor appear as obtrusive forms of development in the street scene.

With regard to residential amenity, it is noted that No. 11 Kingsway is a detached chalet bungalow, with no windows to the south easterly side elevation or roof slope that would face towards the application site. Taking this into consideration, together with the separation distances that would be retained between the side elevation of the proposed rear extension and side boundaries, together with there being no first floor windows proposed to the side elevations of the rear extension, it is considered that the proposal would not detrimentally affect the residential amenities of any neighbouring property. The revisions being proposed with this application are for the demolition of a conservatory at the front and the erection of a flat roof extension and porch, and the demolition of a garage. These will not have an adverse impact on the residential or visual amenities of the locality or the Conservation Area.

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

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 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.

Reason: In the interests of amenity in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

- 2 The accommodation hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of No. 15 Kingsway as a dwelling and shall not be used as a separate unit of accommodation.

Reason: To accord with policies GEN7 and DEV19 of the Arun District Local Plan and to prevent the establishment of an additional independent unit of accommodation which would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent dwellings.

- 3 **INFORMATIVE:**

Summary of Reasons for Grant Article 22(1) General Development Procedure Order

1995

SUMMARY

This planning permission is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on visual or residential amenity on the surrounding area and its character and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

LOCAL PLAN: GEN2, GEN7, DEV19, AREA2

NATIONAL POLICIES: PPS1, PPS5

This is only a summary of reasons for granting to comply with Article 22 and full reasons appear in the Officer report.