

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

REF NO: AW/184/19/HH

LOCATION: 149 Barrack Lane
Aldwick
PO21 4ED

PROPOSAL: Single storey side extension, porch to front, detached single storey outbuilding to rear to be used as a garden room, conversion of detached garage room from flat to pitched and alterations to fenestration. This application affects the setting of a Listed Building.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a single storey side extension and a porch to the front. The existing garage will alter roof from flat to pitched and an outbuilding will be constructed to form a garden room.
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RELEVANT SITE HISTORY

AW/217/15/T	Reduce crowns of 4 No Sycamore trees by 2m.	ApproveConditionally 11-09-15
AW/75/15/T	Fell 4 no. Sycamore Trees	Refused 05-05-15
AW/161/14/L	Application for Listed Building Consent to replace & repair roof tiles & windows	ApproveConditionally 12-08-14
AW/6/17/T	Fell 1 No. Sycamore tree	ApproveConditionally 27-02-17
AW/185/19/L	Application for Listed Building Consent for a single storey side extension, porch to front, detached single storey outbuilding to rear to be used as a garden room, conversion of detached garage room from plat to pitched and alterations to fenestration.	

AW/152/11/T

Crown reduction to 1 no. Sycamore tree T1, removal of prominent branch of 1 Sycamore tree T2 overhanging neighbours drive and also branch above by 2m.

ApproveConditionally
05-09-11

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Aldwick Parish Council

Aldwick Parish Council provided no objection, conditional upon the use of the correct materials throughout.

No representation received from nearby occupiers.

CONSULTATIONS

Arboriculturist

Conservation Officer

CONSULTATION RESPONSES RECEIVED:

Conservation Officer - It is considered that this proposal will not result in harm to the significance of the heritage asset.

POLICY CONTEXT

Designation applicable to site:

Built up area boundary

Listed Building

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)
SDSP2	SD SP2 Built-up Area Boundary
DSP1	D SP1 Design
HERDM1	HER DM1 Listed Buildings
HERSP1	HER SP1 The Historic Environment

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. The key policies considered are DDM1, DDM4 and HERDM1 of the Arun Local Plan.

Aldwick does not have a Neighbourhood Plan however does have a Parish Design Statement with the proposal located within Area 3.

DESIGN AND VISUAL AMENITY

The proposal is sited to the front and rear of the property, however due to the siting of the property views are not readily visible from the road.

The existing flat roof garage will alter to form a pitched roof to a height of 3.85m and a porch will also be constructed to the principal elevation. The porch will have a depth of 3.4m and a width of 2.6m. It will also be constructed with a pitched roof to a height of 3.7m with eaves to match that of the host dwelling. The development is considered subservient and sympathetic in appearance to the host dwelling due to its design which is considered to appear in keeping with the host dwelling.

An existing archway will alter to form a covered area running along the western boundary. This will have a flat roof at a height of approximately 2.5m which will match the eaves of the adjacent pitched roof. This will run along the side elevation of the dwelling at a depth of around 5m.

Additional windows to the porch will match that of the existing and again appear well integrated and help to retain the existing appearance of the dwelling.

The development proposed appears acceptable in terms of the scale and design and is not deemed to impact upon the spatial pattern or character of the area and accord with D DM1 and D DM4 of the Arun Local Plan.

CONSERVATION

The application seeks permission to undertake various works to the building. These works are a mixture of repair and improvement. Works of repair should be undertaken on a like for like basis in terms of materials, appearance, colours and dimensions.

It will be important to ensure that this element of the works will not harm the boundary wall which is not only part of the curtilage of the listed building, but also an important part of the street-scene.

Works which replace the modern glazing system on the conservatory roof will be an enhancement to the building. Works to the rough cast render should match existing, including the existing colour and texture. It is also considered that the works to windows WF05. 06 07 and 08 and DG08 will have a neutral impact, subject to details.

The new out building is located to the rear of the garden, and adjacent to a neighbouring garden structure. It is considered that its location, design and the fact that it screens a neighbouring structure means that it is acceptable.

The application is considered to not cause harm to the significance of the heritage asset.

RESIDENTIAL AMENITY

The neighbouring property to the north at No.151 was formerly connected to the host dwelling and therefore sits close to the host dwelling at the north east. However, the development proposed is not considered to result in an adverse overbearing or overshadowing impact upon this property with 1.3m separation to its rear boundary. The roof alteration to the garage at the north western boundary sits adjacent to the road and again is not considered to give rise to adverse impacts.

A garden room will also be situated to the south east corner of the garden which will be constructed of stained softwood cladding. It is modest in height at 2.3m. It will be 3.5m in width and 3m depth and therefore is not considered to appear adversely overbearing or overshadowing, with the front garden of a neighbouring property situated to the rear of the outbuilding and sufficient planting also in place.

The glazed panels to the rear conservatory will also be replaced, however as it is a replacement there are not considered any additional impacts as a result.

The alterations are modest and due to their size and location are not considered to give rise to adverse impacts upon neighbouring amenity by way of overbearing, overshadowing or overlooking and accord 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

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 Block Plan - 853/PL02 Rev B
 - Proposed Floor and Elevation Plans - 853/PL01 Rev A
 - Design and Access and Heritage Statement (May 2019)

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.