

Recommendation Report for Planning Permission

REF NO: AW/187/18/PL

LOCATION: Westside Cottage
254 Aldwick Road
Bognor Regis
PO21 3QH

PROPOSAL: Extension of garage to form single storey 1 bedroom residential unit for elderley relative & short term lets (resubmission following AW/50/17/PL). This application affects the setting of adjacent listed building.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The extension on the eastern side of the garage adds a bedroom, kitchen/lounge and a bathroom. The extension is to be no higher than the existing garage roof ridge and will be constructed in matching materials with part of the front elevation also resembling the doors to the adjacent garage.
SITE AREA	548m ² .
TOPOGRAPHY	Predominantly flat.
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	- 1.8m high timber fencing enclosing the garden to the immediate east of the garage; - 1.8m high timber fencing to no. 252; - 2m high timber fencing to the rear northern boundary; and - Flint boundary wall to front.
SITE CHARACTERISTICS	Detached double fronted house. Roman cement to the front and flint to the side. Painted white. Two storey flat roof rear extension. Plastered walls. Detached single pitched roof garage to the side (Smooth white rendered bricks, red/brown in-rendered bricks & a tile roof). Gardens to front, rear and side.
CHARACTER OF LOCALITY	Predominantly residential with a mixed character. No. 252 is also Grade II Listed. It has no flank windows facing the site and there is a shed on its boundary between the extension and it. To the rear there are bungalows all with no first floor windows.

RELEVANT SITE HISTORY

AW/188/18/L	Listed building consent for the extension of garage to form single storey 1 bedroom residential unit for elderly relative & short term lets (resubmission following
-------------	---

AW/57/17/L)

AW/53/17/L	Application for Listed Building Consent for the erection of 1 No. self contained unit for retired relatives & short term lets.	Withdrawn 20-03-17
AW/50/17/PL	Erection of 1 No. self contained unit for retired relatives & short term lets. This application affects the setting of adjacent Listed Buildings.	Withdrawn 20-03-17
AW/90/14/L	Application for Listed Building Consent for the removal of stud wall separating bedroom with small lobby and create studwork enclosure in bedroom to house a sink and WC	ApproveConditionally 27-05-14
AW/66/13/L	Application for Listed Building Consent for partial removal of 1 existing wall located between kitchen/study area & complete removal of internal partition between study/lobby to provide a larger kitchen area. Construction of new wall to create utility/cloakroom	ApproveConditionally 22-05-13
AW/55/12/L	Application for Listed Building Consent for erection of a small partition wall to create cottage style living room and spare bedroom/study.	Approve 19-04-12
AW/287/89	Rear first floor extension	ApproveConditionally 05-02-90
AW/265/87/L	Application for Listed Building Consent to remove all wooden windows and replace with U P V C windows to match existing	Refused 16-12-87

Noted.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

No comments received.

COMMENTS ON REPRESENTATIONS RECEIVED:

N/A.

CONSULTATIONS

Conservation Officer
Southern Water Planning

CONSULTATION RESPONSES RECEIVED:

SOUTHERN WATER - Require an informative re new sewer connections. Also note that the site could be crossed by a sewer now deemed to be public.

CONSERVATION OFFICER: No objection subject to conditions:

"The proposal is to extend the garage structure to provide for additional living accommodation. The existing garage is of masonry construction, and reflects the character of the existing dwelling. It is small in scale and detached from the main building. It is therefore considered to be subservient to the main property. The layout of the site is such that there is potential to increase the amount of accommodation without affecting the heritage asset. However, any new works should closely reflect the existing structures in terms of scale, appearance and materials. The proposed plans maintain the appearance of the existing garage structure, and have very limited visibility from the street-scene or the listed building. The impact will therefore be a neutral one. The success of such a scheme will depend upon the quality of the material to be used. Materials should be appropriate to the listed building, as opposed to those identified as part of the planning application form. Therefore, if minded to approve the application, details of joinery and material should be provided by way of condition."

COMMENTS ON CONSULTATION RESPONSES:

Comments noted.

POLICY CONTEXT

Designations applicable to site:

Within Built Up Area Boundary;
PD Restriction;
Open Plan Condition;
Class B Road;
Tree Preservation Orders TPO/AW/20/10 & Bognor No. 10;
Grade II Listed Building;
Pagham Harbour Zone B; and
No Public Sewer.

DEVELOPMENT PLAN POLICES

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
HERDM1	HER DM1 Listed Buildings
HERSP1	HER SP1 The Historic Environment

SDSP1	SD SP1 Sustainable Development
SDSP1A	SD SP1a Strategic Approach
SDSP2	SD SP2 Built-up Area Boundary
TSP1	T SP1 Transport and Development

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD10	Aldwick Parish Design Statement
-------	---------------------------------

POLICY COMMENTARY

The Development Plan consists of the Arun Local Plan 2011 - 2031, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

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.

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).

Aldwick does not have a Neighbourhood Development Plan but does have a design statement.

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 setting of the Listed Building, 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

PRINCIPLE:

The site lies within the built up area boundary where development is acceptable in principle in accordance with policy SD SP2 of the Arun Local Plan and provided it is in accordance with other policies of the Local Plan covering such issues as design & character, heritage assets, residential amenity and parking.

Regard should also be had to policy SD SP1 of the ALP which states that: "When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework."

It is considered that the site is in a sustainable location within reasonable walking and cycling distance of a range of shops, facilities & services and there are also bus stops within walking distance. Whilst the private car would inevitably be required for some trips, future residents would have a realistic choice of transport options. The proposal would also have economic benefits arising from both the construction process and the spending by future occupants on the local economy.

The principal of an annex is considered to be acceptable subject to it being restricted by condition to be occupied solely for purposes ancillary to the occupation and enjoyment of the main dwelling. This will prevent it from ever becoming a separate dwelling. The latter would be unacceptable by reason of overdevelopment, character, internal & external space standards and parking provision.

DESIGN, CHARACTER & HISTORIC IMPACT:

Policy D DM1 of the Arun Local Plan requires that the Council have regard to certain aspects when considering development proposals including:

(2) Appearance/attractiveness - "Demonstrate a high standard of architectural principles, use of building materials, craftsmanship and hard and soft landscaping to reflect the local area"; and

(14) Scale - "The scale of development should keep within the general confines of the overall character of a locality unless it can be demonstrated that the contrary would bring a substantial visual improvement."

Furthermore, policy D DM4 refers to extensions to existing buildings. It states that:

"When considering applications for extensions and alterations to existing buildings, the Council will require that:-

- (a) the extension or alteration sympathetically relates to and is visually integrated with, the existing building in siting, massing, design, form, scale and materials;
- (b) the extension or alteration is visually subservient to the main building and provide a high standard of amenity;
- (d) in streets characterised by relatively small gaps at first floor level between buildings, any extension or alteration at first floor level does not come to within a minimum of one metre of the side boundary and;
- (e) the extension or alteration does not compromise the established spatial character and pattern of the place but is instead a positive addition."

Arun Local Plan policy HER DM1 is relevant and states that "Proposals affecting statutory Listed

Buildings will be required to:

- (a) Preserve or enhance the historic character, qualities and special interest of the buildings;
- (b) Be necessary and not detrimental to the architectural and historical integrity and detailing of a Listed Building's exterior;
- (c) Protect the architectural and historical integrity and detailing of a Listed Building's interior;
- (d) Protect the special interest of buildings of architectural or historic interest; and
- (e) Protect, and where possible enhance the setting of the building."

The Aldwick Parish Village Design Statement was published in June 2015 and is a material consideration in the determination of planning applications. The site forms part of Area 13 (Aldwick Road) and therefore, the following stated development criteria are relevant:

- New or replacement buildings or extensions should be visually subservient and related to the existing building and not vary significantly in height or bulk from those nearby;
- When any development is undertaken existing separation of dwellings should be preserved to prevent unneighbourly cramped or visually intrusive closure of gaps or establishment of ill-conceived linkages between buildings; and
- Materials matching the existing building should be used where appropriate.

The Council's Conservation Officer has assessed this application and considers that it is small scale & subservient to the main property. It is also considered that the proposal will maintain the appearance of the existing garage structure and have very limited visibility from the street-scene or either listed building. The conclusion is that the impact is neutral on heritage assets is neutral

It is not considered that the proposal raises any other design or character concerns and it is therefore considered that it complies with ALP policies D DM1, D DM4 & HER DM1 and with the Aldwick Parish Village Design Statement.

RESIDENTIAL AMENITY:

Part (c) of ALP policy D DM4 states that the extension or alteration must not have an adverse overshadowing, overlooking or overbearing effect on neighbouring properties. In addition, part 3 of policy D DM1 states that: "Have minimal impact to users and occupiers of nearby property and land. For example, by avoiding significant loss of sunlight, privacy and outlook and unacceptable noise and disturbance."

The extension provides only single storey accommodation and as such, new windows will be screened by the existing boundary treatments. There will also be a sizeable gap to no. 252 to the east such that there will be no loss of light to this property.

It is therefore considered that the proposal is in accordance with policies D DM1 & D DM4 of the ALP.

PARKING:

Arun Local Plan 2011-2031 Policy T SP1 seeks to ensure that development: provides safe access on to the highway network; contributes to highway improvements & promotes sustainable transport, including the use of low emission fuels, public transport improvements and the cycle, pedestrian and bridleway network. In respect of parking, it states that: "The Council will support transport and development which: incorporates appropriate levels of parking in line with West Sussex County Council guidance on parking provision and the forthcoming Arun Design Guide taking into consideration the impact of development upon on-street parking"

The site benefits from 2 off-street parking spaces and the single garage. There is also space within the curtilage for 2 more car to park. It is considered that this satisfies the likely parking demand and on this basis the application has to be considered to comply with policy T SP1 of the ALP.

RECOMMENDATION:

It is considered that the application complies with all development plan policies and it is therefore recommended that planning permission be granted subject to the following conditions.

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:

"Block Plan 1" (1:1250);

"Block Plan 2" (1:500);

"Westside Cottage - Drainage" (1:500);

"General Arrangement" (Proposed Floor Plans) 31/07/18 (1:50);

"Elevations" (Proposed) (1:50);
 "West Elevation" (Proposed); and
 "Westside Cottage Streetscene".

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policies D DM1, HER SP1 & HER DM1 of the Arun Local Plan

- 3 No development above damp proof course (DPC) level shall take place unless and until a schedule of materials and finishes and samples of such materials and finishes to be used for external walls and roofs of the proposed extension have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the extension.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity and the setting of the Listed Building by endeavouring to achieve a building of visual quality in accordance with policies HER SP1, HER DM1 and D DM4 of the Arun Local Plan.

- 4 No part of the new accommodation shall be occupied unless and until details of the construction and materials of all new joinery (windows & doors) have been submitted to and approved by the Local Planning Authority and the new joinery so approved shall be constructed in accordance with approved details.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity and the setting of the Listed Building by endeavouring to achieve a building of visual quality in accordance with policies HER SP1, HER DM1 and D DM4 of the Arun Local Plan.

- 5 The annex accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of Westside Cottage (254 Aldwick Road) as a dwelling and shall not be used as a separate unit of accommodation.

Reason: To accord with policies D DM1 of the Arun 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.

- 6 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.

- 7 INFORMATIVE: A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk. Please read our New Connections Services Charging Arrangements documents which has now been published and is available to read on our website via the following link <https://beta.southernwater.co.uk/infrastructurecharges>.