

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

REF NO: AW/19/21/HH

LOCATION: 223 Manor Way
Aldwick
PO21 4HS

PROPOSAL: Demolition of porch and rear conservatory, erection of front and side two storey and rear single storey extensions, new veranda to front & dormer to existing garage.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposal seeks to demolish an existing porch and rear additions and construct front and side two storey and rear single storey extensions. There will also be a new veranda to front & dormer to the garage.
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REPRESENTATIONS

Aldwick Parish Council provided no objection.

1 letter of no objection received from Aldwick Bay Estate.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Built up area boundary
Conservation Area

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

DSP1	D SP1 Design
HERDM3	HER DM3 Conservation Areas
HERSP1	HER SP1 The Historic Environment
DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)

PLANNING POLICY GUIDANCE:

NPPDG	National Design Guide
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NPPF National Planning Policy Framework
 NPPG National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD10 Aldwick Parish Design Statement

CONCLUSIONS

PRINCIPLE

The key policies considered are D DM1 and D DM4 of the Arun Local Plan.

Aldwick does not have a Neighbourhood Plan however does have a Parish Design Statement. The property is located within Area 1.

DESIGN AND VISUAL AMENITY

The site is currently occupied by a two storey dwelling which has an attached three bay garage. There are existing additions to the rear however these will be replaced with one large single storey extension. Due to its location to the rear, this element will not be visible from the wider area.

The property is set back from the street scene by around 15m, with a large front garden situated behind a brick wall of around 2m in height and therefore views are partially restricted.

The proposal will construct a porch area which will form an open canopy/ veranda along part of the front elevation. There will also be a first floor extension to the front with the ground floor element forming part of the front veranda.

Whilst the extensions are to the front, they are relatively modest in size with a depth of 1.2m. This is the same depth as the existing porch that will be removed and therefore whilst it is larger at first floor, its depth doesn't extend beyond the existing footprint.

There will also be a dormer to the single storey garage. This is considered modest in size and is well integrated into the roof slope with a flat roof.

The first floor will also be extended to the western side by around 2.75m where it joins with the attached garage. The development appears well integrated and subservient to the host dwelling.

The development will also feature a change to the external materials which will alter from brick to cladding at first floor with stonework to the ground floor. The windows will also change to a dark frame. The proposal will alter the appearance of the dwelling, specifically through the alteration of external materials, however there are some examples of cladding within the area and with the dwelling set back from the street scene, it is not considered to result in harm upon the street scene, with views largely restricted.

The proposed development is not considered to result in an adverse impact upon the character of the area and as such accords with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

Existing additions to the rear will be removed and replaced with a single storey extension. This will have a flat roof which will form a pitch towards the centre. This will have a depth of around 7.8m however the depth does not extend beyond that which currently exists. Around 33m is retained to the rear boundary.

This will have a height between 2.7m- 3.85m and is not considered to result in adverse overbearing or

overshadowing upon neighbouring amenity. This is a result of sufficient distance being retained to neighbouring properties with No.224a set further back, behind the host dwelling and with 13m retained to the western side. The addition is also of a similar footprint as that which currently exists.

The two storey front and side extensions are relatively minor in depth and due to their siting to the front and centre of the site, with the neighbouring property No.224a located some distance behind the host dwelling, it is again not deemed to result in harm upon amenity.

There will be new doors to the ground floor and additional windows however these are not considered to give rise to over looking with views predominately over the garden of the host dwelling. An additional window to the first floor will overlook the street scene.

The proposed development due to the siting and design, is not considered to result in harm upon neighbouring amenity and accord with D DM1 and D DM4 of the Arun Local Plan.

IMPACT ON HERITAGE ASSET

The property is located within the Aldwick Bay Conservation Area.

Paragraph 189 of the NPPF requires the LPA to identify the significance of the heritage asset affected by a proposed development. The heritage assets in this case are of some significance.

Paragraph 190 requires the LPA to consider the significance of the impact upon that heritage asset. Much of the alterations are retained within the existing footprint of the dwelling and the predominant visual alteration will consist of the change in external materials. The area does consist of a mixture of styles and ages of properties and there are some examples within the locality of properties that have used cladding. The addition of the Cotswold stonework to the ground floor is considered appropriate material for the area. The property is also partially restricted from view, set back from the street scene.

Whilst the works will result in a change in appearance, it is not considered the change in materials will unduly harm the character of the area and as such the proposal will have a limited impact upon the heritage asset and is considered to not cause harm to the significance of the heritage asset and therefore accord with HERDM3 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord with relevant development plan 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 - PL-01
 - Block Plan - PL-02
 - Proposed Ground Floor - PL-03
 - Proposed Elevations - PL-07A
 - Proposed Elevations - PL-06A
 - Proposed Roof Plan - PL-05A
 - Proposed First Floor Plan - PL-04A
 - External Material Schedule as listed within the D & S - Jan 2021 Rev A

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 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.