REPORT UPDATE

Application No: AW/201/14/HH

Reason for the Update / Changes

Reason for Update/Changes:

Additional letter of objection and photographs from CHECAA.

Proposed alterations allowing the frontage to be brought forward would destroy the classically designed 1953 style entrance porch.

Allowing the upward extension to the garage would take away the space and destroy the sense of spaciousness that remains.

This fine example of 1953 architecture should not be destroyed or damaged by any development detracting from its appearance.

The eleven roof lights serve only to detract from the character and appearance of Craigweil House.

Objection comments noted.

Note: No changes to recommendation or conditions.

Notes: Changes to recommendations, conditions and / or reasons for refusal will always be reflected in the recommendation section of the attached Officer's Report/Recommendation.

AW/201/14/HH

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

REF NO: **AW/201/14/HH**

LOCATION: 53 Kingsway
Aldwick

PROPOSAL: Two storey front and rear extension and roof conversion. This application affects the character and appearance of the Craigweil House Conservation Area.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposed front infill extension measures approximately 4.7m in width, depth of 1.2m with a height of 2.8m.

	The garage extension measures approximately 3.4m in width, depth of 1.4m with a height of 6.7m. The two storey rear flat roof extension measures approximately 6.6m in width, depth of 1.1m with a height of 5.4m. The single storey hipped roof extension measures approximately 6.6m in width, depth of 2.4m with a maximum height of 3.5m.
SITE AREA	Approximately 480 square metres.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Front is open to the highway with tarmac driveway, side No 55 has dwarf brick wall to front then close boarded fencing approximately 1.8m in height, west side boundary has shrubs then close boarded fencing approximately 1.8m in height, rear has wall approximately 1.8m in height.
SITE CHARACTERISTICS	Two storey detached property with front gable. Two storey flat roof extension on the eastern side, three single storey additions on the rear (to be removed). The property has brickwork on the front elevation with rendered walls on the rear and sides, clay tiled roof with white window frames.
CHARACTER OF LOCALITY	Within the Craigweil House Conservation Area and Area of Special Character. Private residential estate comprising a mixture of predominantly detached properties of various styles and designs.

RELEVANT SITE HISTORY

PAA/22/14/	Pre-application advice for extension and roof conversion	Refuse Pre App 07-03-2014
BR/24/50/A	Detached house and garage	ApproveConditionally 03-02-1953

REPRESENTATIONS

Representations received:

Aldwick Parish Council

No objection.

2nd Consultation to Aldwick Parish Council
Objection
Members strongly objected to the application on the grounds that: the proposed extension does not sympathetically relate to and is not visually integrated with, the existing building in siting, design, form, scale and materials; is not visually subservient to the main building; the proposed extension would have an adverse overshadowing, overlooking or overbearing effect on neighbouring properties; that the proposed extension would come within one meter of the side boundary at first floor level; that the proposed extension would compromise the established spatial character and pattern of the street. Therefore Members agreed that the proposed extension is in direct conflict with Policy Dev 19 of the Arun District Local Plan 2003 (i),(ii),(iii),(iv) and (v) and with the Parish Design Statement Area 2 Design Principles (Page 25).

25 Letters of Objection (Original and Substitute plans) some submitted twice from same address
The conversion of the roof would with the installation of 6 roof lights would invade our privacy.
Bringing the garage forward will reduce the space available for parking.
Increase in bedrooms could potentially impact upon the parking as there is only space for 2 vehicles causing vehicles to be parked on the road.
The existing house is large for the plot why do they need extra bedrooms in the roof.
Overlooking into neighbouring gardens by the additional windows.
It would be of benefit to the neighbourhood that this empty and run down property is brought back to life but the plans are not in scale and keeping with the surrounding properties in the Conservation Area.
Block Plan is misleading and shows that the front extension will be behind the frontages of 51 and 55 which is not correct.
Property already has a large extension facing my property and the extension will increase the mass of the building on the boundary.
Cramming more into the existing footprint of the building.
No detail submitted as to the position of the roof lights and the headroom in the loft rooms and whether they are of a height to create overlooking to the neighbouring properties.
Consideration must be given to setting a precedent regarding loft conversions.
Application cannot be seen as a positive contribution to the area, neither does it preserve or enhance that designation.

Letter of Objection from the Craigweil House and its Environs Conservation Area Association.
The front extension would create a flat and lifeless facade of no architectural merit.
Removal of the garage will in turn ensure that the frontage is used for parking and no garage will exist.
Front eastern section is grossly dominating of the existing building.
Multiple dormer windows would overlook properties to the rear in Wychwood Close.
Western porch is an attractive feature and this is to be destroyed if the development is allowed.

A house in multiple occupation is being created.
The disrepair mentioned in the application is the applicants own making.
This application conflicts with GEN7 and other policies and will have a detrimental impact on the Craigweil House Conservation Area and Area of Special Character.

Comments on Representations received:

Objection comments noted
See Officer's report which details the proposed development and impact with regard to residential amenities, character and appearance of the Conservation Area and the Area of Special Character. If approved, a condition will be imposed that the annexe accommodation be ancillary to the use of No 53 and shall not be used as a separate unit of accommodation. A condition will also be imposed regarding materials and windows. Amended Site and Block plans have been received which amend the siting of the dwelling and its relationship with adjoining properties. Substitute plans have also been received which have raised the position of the rear roof lights and the agent has confirmed that these will be sited 1.7m above finished floor level which should address the issue of overlooking onto neighbouring gardens.

CONSULTATIONS

Conservation Officer

Consultations responses received:

Conservation Officer
The application is for substantial alterations to an existing property located within the Craigweil House Conservation Area and the Craigweil House, Aldwick, Area of Special Character (ASC).

On inspection, the property appeared to be vacant and in a poor state of repair. Its current condition it forms a detraction to the character and appearance of the Conservation Area and to the Area of Special Character.

The property, as identified in the conservation description, is 'illustrative of the time period on which it was constructed'. In addition, it is noted that it has an existing substantial side extension. This extension forms a visible addition to the property which detracts from the simple good nature of the (original host) structure.

The proposal seeks to introduce a number of extensions to the property which cumulatively has the potential to have an impact upon the property/area.

It is considered that the rear extensions/alterations will have a neutral impact on the Conservation Area/ASC; they result in the removal of existing substandard structures.

The side/front extension will be more visible upon the street-scene, but it is considered that it somewhat attempts to better reflect the host property, whilst also removing all traces of the existing inappropriate side extension. The front porch/entrance is considered to be of no concern.

I note that there appears to be a large number of roof-lights as part of the roof conversion. These should of course, be of conservation standard and introduced such that their impact is minimal. Five of the roof-lights will be visible from the public domain, but it is considered that they will have a neutral impact upon the street-scene.

Overall, it is considered that the proposal will have a neutral impact upon the Conservation Area and Area of Special Character. However, it is considered that the ultimate success of such a scheme will depend upon the quality of materials, design details and workmanship.

If recommended for approval, materials etc. should be of good quality and match those of the existing where appropriate. This could be dealt with by condition.

In addition, I should point out that it is worth remembering that there are two Article 4 Directions currently in place within the area. If the property owner wishes to alter the hard-standing to the front of the property (increase in size, new materials etc.), a (separate) planning application will be required.

Relevant policies: Arun District Local Plan 2003:
Area 1: Areas of Special Character
Area 2: Conservation Areas

Emerging Local Plan 2014:
HER SP1: The historic environment
HER DM3: Conservation Areas
HER DM4: Areas of Special Character

Relevant SPD's:
Conservation Areas Supplementary Planning Guidance Note
Areas of Special Character Supplementary Planning Document

Conservation Area Advisory Committee
No objection

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:

Built Up Area Boundary
Within the Conservation Area
Tree Preservation Order
No Public Sewer
Art 4 Direction

DEVELOPMENT PLAN POLICIES

Arun District Local Plan 2003:	AREA1	Areas of Special Character
	AREA2	Conservation Areas
	DEV19	Extensions to existing residential buildings
	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development
Publication Version of the Local Plan (October 2014):	D DM1 Aspects of Form and Design Quality D DM4 Extensions and Alterations to Existing Buildings (residential and non-residential) D SP1 Design HER DM3 Conservation Areas HER DM4 Areas of Special Character SD SP2 Built-Up Area Boundary HER SP1 The Historic Environment	

PLANNING POLICY GUIDANCE

NPPF National Planning Policy Framework

SUPPLEMENTARY POLICY GUIDANCE

SPD2 Conservation Areas

POLICY COMMENTARY

The Development Plan consists of the Arun District Local Plan 2003, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

Arun District Council's Development Plans:

Paragraph 215 of the NPPF ensures that specific policies in Arun District Local Plan 2003 can carry weight. The weight afforded to the policies with Local Plan policies can be assessed according to their level of consistency of the various policies with the National Planning Policy Framework.

Paragraph 216 of the NPPF confirms that weight can be given to policies in emerging plans from the day of publication. The Council resolved that the policies and maps in the Publication Version of the Local Plan be used in the determination of this planning application. Following 'publication' of the Local Plan a formal public consultation, examination and adoption process takes place.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The statement of representations procedure and statement of fact produced by the Council under regulation 19 explains that the consultation will take place on 30th October 2014 for six weeks.

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 and policies within them will be considered in determining planning applications. Made NDP policies will be considered alongside other development plan documents including Arun District Council's Local Plan. Whilst an NDP is under preparation it will afford little weight in the determination of planning applications. Its status will however gain more weight as a material consideration the closer it is towards it being made. 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).

Made Plans in Arun District Council's Local Planning Authority Area are: Arundel; Barnham & Eastergate; Felpham.

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.

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 is located within the Craigweil House Conservation Area and locally designated Area of Special Character. It is within the built up area where the principle of development is deemed to be acceptable, subject to it complying with relevant planning policies. The surrounding area comprises detached properties of individual designs illustrating the time periods in which they were constructed.

SITE HISTORY
The detached property which is set back from the road was constructed in the 1950's and a two storey flat roof extension was constructed in the 1960's on the eastern side of the dwelling.

CHARACTER AND APPEARANCE
The property has been neglected for many years and is in a poor state of repair. The garden to the front and rear has recently been cleared and the dwelling is now readily visible from the street frontage including the poorly designed two storey side extension. The application seeks to construct a two storey extension on the front and rear, single storey extension on the rear with a front infill extension, revised siting of the front entrance with porch and conversion of the roof space. These alterations will provide annexe accommodation with separate entrance for an an elderly relative.

DESIGN AND SCALE
The existing entrance to the property is set back from the front flank wall under a canopy and this area is to be infilled with the provision of an entrance door sited on the side adjacent to the new entrance porch and this area will create the separate annexe accommodation with a shower/wc, living area on the ground floor and bedroom at first floor level. The new entrance with tiled porch will be positioned in the middle of the dwelling.

The garage with rooms above is to be extended to the front and this will be set in line with the front flank wall of the dwelling. The existing structure has a flat roof and the front element will be modified to create a hipped roof with the installation of a front dormer. The dormer is of a size and height that is considered to be visually subservient and the hipped roof is an improvement on the existing flat roof structure. Although the garage is to be extended it is considered that there is adequate provision to the front of the garage for the parking of two vehicles. There is an Article 4 Direction currently in place within this area and if the hard standing is to be altered which would increase the size or new materials are to be used a new planning application will be required.

The rear elevation currently has three poorly constructed single storey extensions and these are to be removed. The existing side two storey structure projects out from the rear flank wall of the

dwelling by approximately 3m and the proposed two storey extension will follow the flat roof line across the rear elevation by approximately 6.6m with a rear projection of 1.1m. The single storey hipped roof extension will be of the same width as the two storey element and will project forward of this extension by approximately 1.6m. Both the two storey and single storey element will be set back from the existing two storey structure by 0.3m.

The existing roof space is to be converted into habitable accommodation comprising bedrooms with en-suite facilities. There will be six roof lights on the rear and to provide additional light into the front roof space a roof light is proposed on the east and west side. Substitute plans have been received which show that the roof lights will be positioned 1.7m above finished floor level so this should address the issue of direct overlooking to neighbouring properties. If approved, a condition will be imposed that the roof lights be of a conservation standard.

Internal remodelling is proposed with the existing staircase remaining which will provide access to the first floor annexe accommodation. A new staircase is proposed that will be sited in the middle of the dwelling and will serve the main property. The existing windows which are a mixture of materials are to be replaced by powder coated aluminium windows.

The proposed extensions are considered to sympathetically relate towards the host dwelling in terms of design and scale.

RESIDENTIAL AMENITIES

The proposed rear extension will be set back slightly from the rear flank wall of the existing two storey extension. The immediate property to the rear No 3 Wychwood Walk is sited approximately 15m away. This property has a windows on the rear at first floor level and a seating area at first floor level on the western side. Concerns have been raised by many residents residing in Wychwood Walk regarding overlooking by the rear roof lights. However, substitute plans have been received which have raised the position of the roof lights so it is not considered that they will create direct overlooking onto neighbouring properties whether opened or closed. With existing windows at first floor level it is not considered that the additional windows would create unacceptable overlooking to recommend refusal.

The rear two storey extension will be set back from the neighbouring property to the west No 49. There are no windows on the western side of the extension and the introduction of roof lights on the front west side is not considered to create unacceptable visual intrusion. The east side flank wall of the existing extension is approximately 0.6m from the neighbouring boundary of No 55 and the property is sited approximately 6m away. This property has kitchen/dining room windows on the west side which currently overlook the blank wall of this extension. No 53 has an existing window on the east side elevation that serves the garage and the proposal has two windows at ground floor level, one serves a utility room and the other a kitchen and there is a wc window at first floor level which serves a wc. With boundary fencing to a height of 1.8m it is not considered that the proposed extension would create unacceptable overlooking or loss of outlook to the occupiers of No 55 to recommend refusal. If approved, a condition will be imposed that the wc window be obscure glazed and the top light only be capable of being opened.

SUMMARY

The proposed front extensions will project forward of the neighbouring properties to the east and west No 51 and 55 by approximately 1.2m. However, with a distance of approximately 9.3m to the front boundary it is not considered that the extensions would be out of character within the

street frontage. The use of brick and render with tiles to match the existing is not considered to detract from the surrounding properties which are a mixture of materials.

Policy Area 1 Areas of Special Character of the Arun District Local Plan states that the development should make a positive contribution to the special character of the area. Policy Area 2 Conservation Areas Conservation Areas states that any development should preserve or enhance the character or appearance of a Conservation Area and its setting. In the officer's view the proposed alterations would have a neutral impact on the Area of Special Character and would preserve the character and appearance of the Conservation Area.

It is therefore recommended to approve the application, subject to 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 for 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 a neutral impact has 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).

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 1:1250 received on 15th August 2014.
Block Plan 1:200 Drg No 13-SKC-SP Rev A received on 29th September 2014.
Site Plan 1:100 Drg No 13-SKC-SP Rev A received on 29th September 2014.
Existing & Proposed Floor 1:100 Drg No 13-SKC-02 Rev F received on 29th September 2014.
Existing & Proposed Elevations 1:100 Drg No 13-SKC-02 Rev F received on 29th September 2014.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

3 No development shall be carried out unless and until a schedule of materials and finishes to be used for the external walls, roof and windows of the proposed extensions have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the extensions.

eason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with policy GEN7 of the Arun District Local Plan.

4 The roof lights shall be of a conservation style rooflight only.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity in accordance with GEN7 of the Arun District Local Plan.

5 The wc window at first floor level on the east side elevation of the building shall at all times be glazed with obscured glass with only the top light capable of being opened.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies GEN7, DEV19 of the Arun District Local Plan.

6 The accommodation hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of No 53 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.

7 INFORMATIVE: Any alterations to the hard surfacing within the site will require the submission of a planning application due to the Article 4 Direction which covers the Craigweil House Conservation Area.

8 INFORMATIVE: Statement pursuant to Article 31 of the Town and Country Planning (Development Management Procedure)(England) (Amendment No. 2) Order 2012. 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.