

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

REF NO: AW/206/18/HH

LOCATION: The Boathouse
14 Craigweil Manor
Aldwick
PO21 4DJ

PROPOSAL: Rear extension to provide an additional bedroom with a larger first floor balcony. Shortening of brick wall and rebuilding of entrance pier and removal of 2 adjacent trees at front - This application may affect the setting of the Craigweil House, Aldwick Conservation Area

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a rear extension which extends an existing balcony. The boundary wall at the front elevation is to be shortened by 1.2m which involves the removal of a pier. The pier will be reconstructed to match existing and 2 trees are also proposed for removal situated behind the boundary wall.
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REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Aldwick Parish Council have provided no response.
No representation from nearby occupiers.
Conservation Area Advisory Committee provided no response.

CONSULTATIONS

Conservation Officer
Arboriculturist

CONSULTATION RESPONSES RECEIVED:

Conservation Officer - A discussion was had with the Conservation officer in which it was agreed it was acceptable to shorten the wall however proposed materials must be agreed with the Local Authority which will be conditioned.

Arboriculturalist - The Council Tree Officer visited the site to assess both trees proposed for removal as part of the above planning application. He was satisfied that the removal would not diminish the character of the area and raised no objection to the works. Full comments can be viewed online.

POLICY CONTEXT

Designation applicable to site:
 Built up Area Boundary
 Article 4 Direction
 Conservation Area

DEVELOPMENT PLAN POLICES

DDM1	D DM1 Aspects of form and design quality
DSP1	D SP1 Design
HERDM3	HER DM3 Conservation Areas
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
SDSP2	SD SP2 Built-up Area Boundary

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 located within the built up area boundary where the principle of development is acceptable subject to accordance with relevant development plan policies. As stated in SDSP2, the key policies considered are DDM1 and DDM4 of the Arun Local Plan.

Aldwick have a village design statement with the property located within Area 2.

The site is occupied by a detached two storey dwelling with a detached garage. There is a flint wall along the front of the property with the dwelling situated within a Craigweil Conservation Area.

DESIGN AND VISUAL AMENITY

The proposal seeks to add a single storey rear extension. The proposal also seeks to shorten the existing boundary wall to the front elevation of the property by 1.2m and to rebuild the pier using materials to match that of the existing wall. As such part of the development will be visible from the street scene.

The proposed rear extension will increase the depth of the rear dwelling by around 2m and due to its design and siting is considered well integrated and subservient to the host dwelling. The proposal to shorten the wall to the western side by 1.2m will alter the appearance of the wall within the street scene, however 3m of wall will remain, which will be similar in length to that of the neighbouring side. The pier will be re-constructed with materials to match the existing wall which will help limit any impact upon the visual amenity of the Conservation Area. The application also proposes the removal of 1No. Silver Birch and 1No. Apple Tree. Following comments from the tree officer, he is satisfied that the removal of the trees will not result in the character of the surrounding area being diminished.

The proposed alteration to the front boundary wall and extension are not considered to impact upon the spatial pattern or character of the area and accord with DDM1 of the Arun Local Plan.

RESIDENTIAL AMENITY

The proposed rear extension will extend a modest depth at around 2m further than existing to create a 3.5m extension. The roof of the existing extension is currently used as a balcony. This use will continue with the development to the rear and therefore the balcony will also increase in size.

The current extension and balcony extends the width of the dwelling at around 15m however the proposed extension is slightly shorter at around 9.3m in width along the rear of the dwelling. The height of proposed extension will be around 3m with a additional 1m for the balcony balustrade and as such the height is not considered to appear overbearing or overshadowing with 1.3m separation to the western boundary.

A new window is proposed to the eastern elevation at ground floor level however due to its siting and the boundary treatment, it will not give rise to any overlooking upon neighbouring amenity. A skylight is also to be constructed above the kitchen, however again due to its height above finished floor level will have no overlooking.

There are no neighbours to the rear of the property and with an 11m separation to the east the development is not considered to give rise to any overlooking upon properties to these elevations. Whilst there is already a balcony in existence, this proposal increases the depth and due to the location, height and proposed material of the balcony balustrade it would give rise to overlooking and allow for direct views over the garden of the neighbouring property to the west, The Beehive. As such it will be conditioned that the balcony screening be obscured glass and constructed to a height of 1.8m, in order to reduce the potential for overlooking at this elevation.

The proposal as a whole however it not considered to give rise to any significant overlooking, overshadowing or overbearing and is in accordance with DDM1 and DDM4 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord with the relevant development plan policies and as such is recommended for approval subject to the following conditions and informatives.

HUMAN RIGHTS ACT

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

- Site Plan as Proposed drg:18A_010004 Rev B1
- Heritage Statement and Tree Assessment - 18A_010 012 Rev C1
- Elevation as Proposed Sheet 2 of 2 - 18A_010 011 Rev C
- Elevation as Proposed Sheet 1 of 2 - 18A 010 010 Rev C
- First Floor and Roof Plan as Proposed - 18A 010 006 Rev B
- Ground Floor Layout as Proposed - 18A 010 005 Rev C
- Site Survey, Location and Block Plan - 18A 010 002 Rev C

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 No development shall be carried out unless and until a schedule of materials and finishes to be used for rebuilding of the wall pier at the north western elevation have been submitted to and approved by the Local Planning Authority.

Reason: To enable the Local Planning Authority to control the development in details in the interests of amenity by endeavouring to achieve buildings of visual quality in accordance with policy DDM1 of the Arun Local Plan.

- 4 The balcony screening on the west elevation of the rear extension shall at all times be obscured glazed and to a height of 1.8m.

Reason: In the interests of the amenity of the neighbouring dwelling in accordance with policies DDM1 of the Arun Local Plan.

- 5 **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.