

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

REF NO: AW/207/25/HH

LOCATION: 62 The Drive
Aldwick
PO21 4DT

PROPOSAL: Photovoltaics to roof. Insertion of rooflights and gable extension. (This application may affect the character and appearance of the Craigweil House, Aldwick Conservation Area).

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Aldwick Parish Council - No objection.

No representations were received from nearby occupiers.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

None.

DEVELOPMENT PLAN POLICIES

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

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions and alter to exist builds (res and non-res)
HERDM3	HER DM3 Conservation Areas
ENVDM4	ENV DM4 Protection of trees

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
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CONCLUSIONS

DESIGN AND VISUAL AMENITY

The site is a detached, two storey property with various single storey projections and additions. The building has a complex roof form which includes several hipped projections. There are some flat roofs on single storey elements to the front, and two small sections of flat roof on the south elevation to the rear. One of these sections of flat roof on the south elevation will be altered to a gable pitched roof. Whilst other sections of roof on the property are either hipped or flat, the proposed gable end would not have a significant impact on the overall appearance of the building. The gable end and roof would be finished with materials to match the dwelling, helping the alteration to integrate in accordance with Arun Local Plan (ALP) policies D DM1 and D DM4.

The solar panels will be attached to the south and side roof slopes. The solar panels would not be prominent when viewed from the street, but would be visible to some extent from the beach. The installation of solar panels on the roof of the building is likely to be permitted development, and there are several other examples of properties with solar panels on rear roof slopes in this area. Their installation would not harm the character or visual amenity of the property. Three new rooflights are proposed on side roof slopes which will have a minimal impact on the appearance of the property.

The alterations will not harm the character or visual amenity of the area, in accordance with ALP policies D DM1 and D DM4.

NEIGHBOURING RESIDENTIAL AMENITY

The alteration of the roof form on the south elevation will not impact neighbouring residential amenity by way of overbearing, overshadowing or overlooking. The solar panels will similarly not impact neighbouring amenity. One of the proposed roof lights will be on the side roof slopes of an existing hipped projection on the south elevation and one will be situated on the new gable projection. These rooflights face in towards the property, and will not result in overlooking effects on neighbouring properties. The third rooflight would be situated on the western elevation. The property has existing side windows on this elevation at first floor level, and the proposed rooflight would not harmfully increase overlooking impacts.

The proposals would not harm neighbouring residential amenity by way of overbearing, overshadowing or overlooking, and are in accordance with ALP policies D DM1 and D DM4.

HERITAGE

The property is in the Craigweil House, Aldwick Conservation Area. The area is notable for its abundance of mature trees, which formed part of the original plan for the estate, and shrubs lining the roads and in the gardens. Properties are set a good distance back from the road in well-established grounds. There are several imposing buildings in this section, including 'Silvergates', at 52 The Drive, which is a Grade 2 Listed Building. The alterations are generally minor, and would not be easily visible from the street, although they would be seen from the beach to the rear. There are several examples of solar panels on rear roof slopes within the conservation area. Overall, the changes will have a minimal impact on the appearance of the property, and would not harm the significance of the wider conservation area, in accordance with ALP policy HER DM3 and the NPPF.

TREES

There are several mature trees to the front of the site, some of which are by Tree Preservation Orders. The proposal do not involve any increase in building footprint and will mostly affect the rear of the property. The proposals would not result in harm to protected trees in accordance with ALP policy ENV DM4.

SUMMARY

The proposals are in accordance with relevant development plan policies and are 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

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.

CIL DETAILS

This application is not CIL liable.

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 Plans P001A
 - Proposed Cross Section P009A
 - Proposed Roof Space P010A
 - Proposed Roof Plan P011B
 - Proposed Northern and Western Elevations P013A
 - Proposed Southern and Eastern Elevations P012B
Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policies D DM1 and D DM4.
- 3 The materials and finishes of the external walls and roof of the proposed gable extension hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with Arun Local Plan policies D DM1 and D DM4.

- 4 Based on the information available, this permission is exempt from the requirement to provide a biodiversity gain plan under Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990. The following exemption applies:

This planning permission is for development which is a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Reason: In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).

- 5 INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). 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.