

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

REF NO: AW/212/19/HH

LOCATION: 5 Bay Walk
Aldwick
PO21 4ET

PROPOSAL: Replacement of extension and conservatory with single storey rear extension plus a loft conversion. New windows, doors, cladding and roofing to house. Boat house to be painted. This application may affect the character and appearance of Aldwick Bay Conservation Area.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to remove an existing conservatory and replace with a single storey extension with a balcony above and a loft conversion with dormers to the rear. The external materials will also be replaced with cladding and roof tiles.
----------------------------	---

RELEVANT SITE HISTORY

AW/13/03/	Conservatory.	ApproveConditionally 06-03-03
AW/186/01/	Boathouse.	ApproveConditionally 06-11-01
AW/24/95	Extension to provide lounge, garage, new entrance porch and pitched roofs to dormers	ApproveConditionally 03-04-95

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

No response was received
No representation received from nearby occupiers.

Conservation Area Advisory Committee provided no objection
- The existing property has a neutral impact and we do not perceive the proposal will harm the Conservation Area subject to the materials.

Aldwick Bay Estate provided no objection.

CONSULTATIONS

Arboriculturist

Conservation Officer

Directorate of Airspace Policy

CONSULTATION RESPONSES RECEIVED:

Conservation Officer - The overall concept for extending and altering the building is of no concern. However, the principal concern relates to the alterations to the materials to be used for the external appearance of the building. The use of painted cladding on all of the elevations and slate on the roof provides the building with a more 'New England' appearance, which is not normally associated with the Conservation Area. It is therefore considered to conflict with the established character of the estate and can be described as causing less than substantial harm, which is on the lower end of the scale.

POLICY CONTEXT

Designation applicable to site:

Built up area boundary

Conservation Area.

DEVELOPMENT PLAN POLICIES

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

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
DSP1	D SP1 Design
SDSP2	SD SP2 Built-up Area Boundary
HERDM3	HER DM3 Conservation Areas
HERSP1	HER SP1 The Historic Environment

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

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

CONCLUSIONS

PRINCIPLE

The proposed development is situated within the built up area boundary where the principle of development is acceptable subject to accordance with relevant development plan policies. The key policies considered are DDM1, DDM4 and HERDM3 of the Arun Local Plan.

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

DESIGN AND VISUAL AMENITY

The proposal is situated to the front and rear of the property and with replacement external materials to the walls and roof also proposed, the development will be highly visible from the street scene.

The alterations are considered to appear subservient to the host dwelling. An extension will be sited to the rear of the property whilst to the front the existing covered porch will be replaced although similar in appearance. There is also currently an integral double garage to the front however 1 of these doors will be removed.

To the front elevation the external walls will be cladded in colour off white/light grey. The roof tiles will also be replaced with natural slate. This will alter the appearance of the dwelling however the change is not considered harmful. This is due to the varied design of properties in the vicinity. Whilst there are limited examples of cladding in the area it is not considered to be adversely out of character.

The boat house will also be painted white, however the structure is already in existence and to the rear of the property and it will not be visible from the street scene.

The proposal is not considered to adversely impact upon the spatial pattern or character of the area and accord with DDM1 and DDM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

To the rear the existing conservatory will be removed and replaced with a single storey extension which will run along the full width of the rear elevation. The extension does not increase in depth from that which exists at around 4m. It does however increase in width to the east by 3m to meet with the side elevation of the property. A balcony will also be formed above the extension. A balcony is already present however this will increase in size. The extension will have a height of 3.2m with an additional 1m forming a balcony balustrade.

There will be a staircase to the east side of the dwelling for access from the garden to the proposed balcony however due to the siting and with 2.2m to the boundary the staircase is not considered to give rise to adverse overlooking. The neighbouring property at No.4 also has a balcony which has sufficient screening in place. As such the proposed balcony is not considered to give rise to adverse overlooking at this elevation with no direct views in the property.

To the western elevation the neighbour at No.6 has a large window to the side elevation at first floor level. The balcony could therefore have direct views into the property. Whilst this is likely to already occur due to the siting of the existing balcony, a condition will be imposed for balcony screening to be sited to the western elevation to ensure there is no increase in overlooking to No.6.

There will also be two dormers installed to the rear elevation. The dormers are set back 0.8m from the eaves and are not considered to appear adversely overbearing. They will run 3m and 3.35m in width along the roof of the dwelling and will have a depth of 2m and a height of 1.6m. The dormers are not deemed to result in adverse overlooking with views over the rear garden and beach and no direct views into neighbouring properties. There are also no properties to the rear.

The development is not considered to result in adverse overlooking, overbearing or overshadowing and accord with DDM1 and DDM4 of the Arun Local Plan.

CONSERVATION AREA

The application seeks to make comprehensive alterations to the building. The overall concept for extending and altering the building is of no concern. However the principal concern relates to the alterations to the materials which will provide a more 'New England' appearance. On balance the

proposal can be described as causing less than substantial harm, as such public benefits will need to be considered.

Whilst there are no public benefits with the harm at a lower end of the scale, it is not considered to give rise to impacts significant in which a refusal is justified with properties of a various style and design within the surrounding area.

BATS

Details have been submitted which show there have been bats present at the property. An informative will therefore be included which refers to a European Protected Species Mitigation Licence being obtained prior to works.

SUMMARY

The proposed development is situated 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.

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 - 179/0.001 Rev 01
 - Proposed Site Plan - 179/3.104 Rev 03
 - Topographical Survey - H1208-1
 - Proposed Ground Floor Plan - 179/3.101 Rev 03
 - Proposed Sections A-A - 179/3.301 Rev 03
 - Proposed Elevations Sheet 01 - 179/3.201 Rev 07
 - Proposed Elevations Sheet 02 - 179/3.202 Rev 05
 - Proposed Roof and Site Plan - 179/3.104 Rev 04
 - Proposed Second Floor Plan - 179/3.103 Rev 07
 - Proposed First Floor Plan - 179/3.102 Rev 05

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 Balcony screening shall be constructed to the western elevation of the rear extension and shall at all times be obscured glazed and to a height of 1.7m and retained in perpetuity.

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

- 4 INFORMATIVE: A European Protected Species Mitigation Licence will be required from Natural England prior to commencement of works.

- 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.