

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

REF NO: AW/245/21/HH

LOCATION: 9 Tithe Barn Close
Aldwick
PO21 4EY

PROPOSAL: Extension of front and rear dormers, 1No new Velux to rear elevation, New open front porch.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct an extension of front and rear dormers, 1No new Velux to rear elevation and new open front porch.
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RELEVANT SITE HISTORY

AW/350/19/TC	Fell 3 No. Silver Birch trees within the Aldwick Bay Conservation area.	No Objection 04-02-20
AW/25/19/HH	Single storey rear extension, replacement tiles to pitched roof, 2No new velux to front elevation, replacement of plastic cladding to dormers. This application affects the character and appearance of the Aldwick Bay Conservation Area.	ApproveConditionally 20-03-19

REPRESENTATIONS

Aldwick Parish Council - No Objection.
Aldwick Bay Company - No Objection.
No representations received from nearby occupiers.

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

None

POLICY CONTEXT

Built-Up Area Boundary

Tree Preservation Orders
 Conservation Areas
 2km Buffer Site of Special Scientific Interest
 Pagham harbour Zone B

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

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

PRINCIPLE

The key policies considered are D DM1, D DM4 and HER DM3 of the Arun Local Plan. Also Section M of the Arun Design Guide is relevant to the application.

Aldwick does not have a neighbourhood development plan but does have a village design statement, with the property located within Area 1, Aldwick Bay Estate.

Policy D DM1 sets out 13 design aspects of which applications should be assessed against. These include: Character, Appearance, Impact, Innovation, Adaptability, Crime Prevention, Trees, Public realm, Layout, Public Art, Density and Scale.

Policy D DM4 sets out criteria for which applications relating to extensions and alterations of existing buildings must be assessed against. They generally seek to minimise the impact of the proposal on the character of the host dwelling, its neighbours and the locality.

Policy HER DM3 relates to Conservation Areas In order to preserve or enhance the character or appearance of the Conservation Area, planning permission or relevant consent will normally be granted for proposals within or affecting the setting of a Conservation Area, provided that: a. New buildings and structures acknowledge the character of their special environment in their layout, form, scale, detailing, use of materials, enclosure and the spaces created between buildings; b. Alterations or additions to existing buildings are sensitively designed, constructed of appropriate materials and are sympathetic in scale, form and detailing and retain or emphasise the features and qualities of the existing buildings, townscape or streetscape in the area; c. Traditional features such as shop fronts, walls, railings, paved surfaces and street furniture are retained and restored; d. Unsympathetic features are removed and missing features are restored or reinstated; e. It retains historically significant boundaries, important open spaces and other elements of the area's established pattern of development, character and historic value, including gardens, roadside banks and verges; f. It does not harm important views into, out of or within the Conservation Area

Section M of the Arun Design Guide states extensions should respond to and compliment the existing

character and appearance of the building and wider townscape in terms of scale, massing, materials, openings and roof form. This is best achieved through simple and unobtrusive design.

DESIGN AND VISUAL AMENITY

The property is a detached chalet bunaglow to south of Tithe Barn Close, constructed of brick with a pitched tiled roof. There is garden to front and rear. The neighbouring properties are 8 Tithe Barn Close to the east and 10 Tithe Barn Close to the west. The surrounding area is residential in character and contains a mixture of property designs.

The proposals are for extensions to front and rear consisting of new dormer windows sited to each side of existing dormers, one new Velux to rear roof plane and a new open front porch.

Due to siting of the extended dormer to the front (north) roof plane they will highly visible from the street scene however due to the positioning below existing roof ridge line and being at same size as existing dormers to front there is no adverse harm to surrounding character of area so complies with policy D DM1 and HER DM3 of the Arun Local Plan.

Each new dormer will have a width of approximately 3.25m and height to approximately 1.87m. They will each have one new window (with 2 window panes).

Due to siting of the extended dormer to rear (south) they will be restricted from view from street scene so will not adversely impact character of area so complies with policy D DM1 and HER DM4 of the Arun Local Plan.

Each new dormer will have a width of approximately 3.25m and a height to approximately 1.87m. They will each have one new window (with 2 window panes).

Due to siting of one new Velux window to rear (south) roof plane it will not cause harm to existing design of building or character of surrounding area so complies.

The new open porch will be sited to the front (north) elevation. Due to being at single storey the proposal is visually subservient to the main dwelling and the pitched roof design visually integrates with existing dwelling so complies with policy D DM1 of the Arun Local Plan. The proposal will have a width of approximately 4.30m and depth of approximately 1.60m. The height to pitched roof will be approximately 3.10m. The porch will be open in design and be constructed of wooden support posts with a pitched tiled roof so complies with policy D DM1 of the Arun Local Plan.

Arun recently adopted a Design Guide. It states development should be subservient to the main dwelling and this complies in terms of size and scale. It states that dormer windows should not be over-dominant and fussy. Whilst it states it favours small scale dormer windows with pitched roofs over large, flat box-shaped designs, the proposals are in-keeping with existing dormer windows and are at the same size as existing so does not cause harm to original character of property or surrounding area so is acceptable. It states for porches front extensions in particular must consider their impact on the surrounding street scene, and are more likely to be acceptable on streets with a staggered or set-back building line, located outside Conservation Areas. The porch is minor in size and scale and set back from street scene so will not adversely impact street scene or character of area so is acceptable.

The materials seem to match existing dwelling and consist of walls of face brick, light grey Cedral cladding to dormers, Redland Regent Rustic Red tiles roof tiles, porch tiles to match existing, felt flat roof to dormers, PVC double glazed windows and doors and white plastic fascia to gutters so complies with policies D DM1, D DM4 and HER DM3 of the Arun Local Plan and the Arun Design Guide apart from the reference to dormers. Dormers are encouraged to be small with pitched roofs however the addition of

pitched roof dormers adjacent to the flat roof ones that exist would lead to a confusing form.

RESIDENTIAL AMENITY

The dormer extensions to the front (north) and rear (south) will have a width of approximately 3.25m, a depth of approximately 2.17m and a height of approximately 1.87m. Due to a gap of 1.68m remaining to the east boundary there is some increased risk to overshadowing or overbearing effects to neighbouring property number 8 to the east. However due to size and scale of the proposals there will not be adverse harm to overshadowing or overbearing effects so is acceptable.

Due to the positioning of the extended dormers to the front and rear there will be increased risk to overlooking effects to north east and south east however due to gap of 1.68m remaining to eastern boundary and around 3.15m remaining between the extension and the neighbouring building there is no adverse harm to overlooking to neighbouring property to east that already experiences some overlooking. Due to large gap of 15.66m remaining to rear boundary there is no adverse impact to neighbouring amenity to south. Due to large gap of 113.55m remaining to western boundary there is no harm caused to neighbouring amenity to west.

Due to the one new Velux window to rear (south) on the projecting single storey addition of property, due to nature of window at high level it will not impact overlooking effects to east so is acceptable.

Due to the small scale of proposed porch to front (north) there is no adverse harm to overshadowing or overbearing effects to neighbouring properties to front due to gap of around 6.96m remaining to front boundary and no direct neighbours to front due to road.

The proposal is not considered to impact neighbouring amenity by way of overbearing, overshadowing or overlooking and accord with DDM1 and DDM4 of the Arun Local Plan.

IMPACT ON CONSERVATION AREA

The proposal is situated within the Aldwick Bay Conservation Area. Due to the siting of two new dormers to front roof planes they will be visible from street scene however due to property being set back from the road by around 6.96m design of proposal integrates with existing dwelling dormers so has no adverse impact on Conservation Area. The rear dormers are restricted from view from street scene so do not impact the Conservation Area. Due to the small size and scale of proposed front porch there is no adverse impact and the materials integrate with existing dwelling so complies with Policy HER DM3 of the Arun Local Plan.

Para 190 of the NPPF requires the LPA consider the significance of the impact upon that heritage asset. The proposal has limited impact on the significance of the heritage assets due to its minimal size and in-keeping design so does not adversely impact the Conservation Area.

Under Para 196 of the NPPF the development will lead to no harm to the Conservation Area due to its size, design and restricted views from street scene.

SUMMARY

The proposed development is deemed to accord with the relevant development 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:
 - Existing Plans 001
 - Existing Elevations 002
 - Proposed Plans 003A
 - Proposed Elevations 004A
 - Location and Block Plan 005A
Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policies D DM1 and D DM4 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.