

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

REF NO: AW/275/21/HH

LOCATION: 27 The Drive  
Aldwick  
PO21 4DU

PROPOSAL: Erection of single storey side/rear extension and extension to detached garage. This application may affect the character and appearance of the Craigwell House Conservation Area.

## SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION      The application seeks to construct a single storey side/rear extension and extension to detached garage. This application may affect the character and appearance of the Craigwell House Conservation Area.

## RELEVANT SITE HISTORY

|              |                                                                                                                                        |                                  |
|--------------|----------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|
| AW/360/20/T  | Fell 1 No. Eucalyptus tree                                                                                                             | ApproveConditionally<br>29-01-21 |
| AW/254/20/TC | Fell 1 No. Holly tree and Fell 1 No. Holm Oak tree within the Craigwell House, Aldwick Conservation area                               | No Objection<br>06-11-20         |
| AW/258/20/T  | Crown reduction to height 10m and spread 8m and crown thin by 15% 1 No. Eucalyptus tree.                                               | ApproveConditionally<br>09-11-20 |
| AW/314/20/TC | Crown reduction of 1 No. Holm Oak tree to height 5m and spread 3m within the Aldwick Bay Conservation area                             | No Objection<br>12-11-20         |
| AW/249/17/TC | Crown thin 1No. Eucalyptus by 20%, remove deadwood & shorten lateral limbs by 2m within the Craigwell House, Aldwick Conservation area | No Objection<br>06-10-17         |
| AW/36/15/HH  | Replacement driveway.                                                                                                                  | Approve<br>09-04-15              |

|              |                                                                                                     |                                  |
|--------------|-----------------------------------------------------------------------------------------------------|----------------------------------|
| AW/40/13/    | Small extension at front                                                                            | ApproveConditionally<br>03-06-13 |
| AW/276/12/T  | Surgery to various trees                                                                            |                                  |
| AW/24/12/TC  | Fell 1 No Eucalyptus tree within the Craigweil House Conservaton Area                               | Objection<br>02-03-12            |
| AW/204/15/TC | Fell 1 No. Silver Birch tree & 1 No. Pittosporum tree within the Craigweil House Conservation Area. | No Objection<br>18-08-15         |
| AW/282/12/TC | Surgery to various trees (Within the Craigweil House Conservation Area)                             | No Objection<br>07-01-13         |
| AW/330/87/T  | Fell one African Willow one Eucalyptus and five Silver Birch                                        | ApproveConditionally<br>25-01-88 |

## REPRESENTATIONS

Aldwick Parish Council - No Objection.

No representations received from nearby occupiers.

## CONSULTATIONS

### CONSULTATION RESPONSES RECEIVED:

No comments received from the Tree Officer.

## POLICY CONTEXT

Built-Up Area Boundary  
Tree Preservation Orders  
Conservation Area  
Article 4  
2km Buffer for 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                                            |
| HERDM3 | HER DM3 Conservation Areas                              |

**PLANNING POLICY GUIDANCE:**

|      |                                     |
|------|-------------------------------------|
| NPPF | National Planning Policy Framework  |
| NPPG | National Planning Practice Guidance |

**SUPPLEMENTARY POLICY GUIDANCE:**

|       |                                               |
|-------|-----------------------------------------------|
| SPD10 | Aldwick Parish Design Statement               |
| SPD13 | Arun District Design Guide (SPD) January 2021 |

**CONCLUSIONS****PRINCIPLE**

The key policies considered are D DM1 and D DM4 of the Arun Local Plan. Additionally Section M of the Arun Design Guide is relevant relating to extensions.

Aldwick does not have a neighbourhood plan although does have a parish design statement with the property located within Area 2, Craigwell House Conservation Area.

**DESIGN AND VISUAL AMENITY**

The property is a detached two storey dwelling to north of The Drive. It is constructed of brick with a pitched tiled roof. There is driveway with detached garage to front (south) and gardens to rear (north). The neighbouring properties are 29 The Drive to east and 25 The Drive to west. To the north and north east properties are set back by gardens.

The proposals are for a single storey side/rear extension and extension to detached garage.

The single storey side/rear extension will be sited to the rear (north east) elevation and partly infill the side (north east) corner elevation of the dwelling. Due to the siting of proposal to rear (north east) elevation it will be restricted from view from street scene so will not adversely impact street scene or surrounding area so complies with policy D DM1 of the Arun Local Plan. The flat roof design of extension is not in-keeping with existing dwelling pitched roof however being at single storey it is visually subservient and restricted from view from street scene so it is acceptable.

The proposal will have a width of approximately 6.31m and depth of approximately 4.01m jutting out from rear elevation. It will have a length of approximately 6.28m along side (north east) corner and will jut out from side (east) elevation by around 1.79m. The height to top of flat roof will be approximately 3.01m. There will be new large aluminium framed sliding doors to rear (north) with a step down to garden, new aluminium framed glazing with openable section to side (east), one fixed full height aluminium framed glazing to side (west) elevation and one fixed full height aluminium framed glazing to front facing (south) elevation.

There will be alterations to the existing utility room area with new replacement aluminium framed glazing to side (east) elevation, a new single door and one new window to side (east) elevation.

Arun recently adopted a Design Guide. It states that development should be subservient to the main dwelling and this complies in terms of size and scale. It states for rear extensions in detached houses, by keeping both single within a 45-degree line taken from the edge of the nearest ground and first floor windows of habitable rooms in the neighbouring property. Due to the siting of proposal it will not impact neighbours access to light and pass this 45 degrees test.

The materials are different to existing red/brown brick to main house elevations however they seem to not cause harm with surrounding area and consist of white painted brick walls, soldier course brick detail, grey aluminium framed glazing and sliding doors on rear extension with windows to match existing so complies with policy D DM1 and D DM4 of the Arun Local Plan.

The extension to garage will be attached to the existing garage so it is sited to the north elevation of garage. Due to the siting to front of property it will be viewable from street scene however the garage will restrict extent of views and boundary fencing/planting reduces impact. The distance of around 10m retained to the front boundary and 16.91m to side (west) boundary also reduces significance of impact on street scene or character of area so is acceptable.

The extension to garage will contain new glazing to front side (west) elevation and one new door to rear side (north) elevation. The proposed materials will be brick to match existing garage, infill panel to match existing garage door and coping detail to match existing garage.

The proposal due to its siting is not considered to result in harm upon the appearance of the street scene or wider area in accordance with D DM1 and D DM4 of the Arun Local Plan.

#### **RESIDENTIAL AMENITY**

The extension to rear (north) will have a width of approximately 6.31m and depth of approximately 4.01m jutting out from rear elevation. It will have a length of approximately 6.28m along side (north east) corner and will jut out from side (east) elevation by around 1.79m. The height to top of flat roof will be approximately 3.01m. Due to siting to rear (north east) corner there is around 3.09m remaining to north east boundary however due to existing boundary fence and large distance to neighbouring properties there is no adverse impact to overshadowing or overbearing effects to rear.

Due to new large aluminium framed sliding doors to rear (north) with a step down to garden, new aluminium framed glazing with openable section to side (east), one fixed full height aluminium framed glazing to side (west) elevation and one fixed full height aluminium framed glazing to front facing (south) elevation there is increased risk to overlooking to neighbouring properties to rear (north) however due to large gap of around 15.96m remaining to rear boundary there is no adverse impact. Due to gaps of around 8.05m to side (west) boundary and 3.09m to east, existing boundary fences and neighbouring building line set back there is no adverse impact to overlooking to neighbouring properties to west or east.

Due to the siting of extension to garage to front there is no increased risk to overshadowing, overbearing or overlooking effects to neighbouring property to east due to a gap of around 4.38m remaining to neighbouring property so is acceptable.

#### **IMPACT ON CONSERVATION AREA**

The property is located in the Craigwell House, Aldwick Conservation Area. Due to the siting of the extension at the rear it will be not be visible from the street scene so has no adverse impact on Conservation Area. The materials are white painted brick finished with soldier course detailing above the top glazing line and Grey Aluminium Glazing. The materials are different to the existing property which uses red / brown brick so it creates more of a contemporary style however are appropriate to surrounding area and complies with Policy HER DM3 of the Arun Local Plan.

Whilst the extension to the garage to front is more visible from street scene it is restricted from view by existing garage to front and the distance of around 10.0m remaining to front (south) boundary with planting / railed fence to front which minimizes impact. The materials are seem to match the existing material palette of the existing garage of red/ brown brick with white panelling so gives rise to no adverse impact so complies.

Para 190 of the NPPF requires the LPA consider the significance of the impact upon that heritage asset. The proposed extension to rear has limited impact on the significance of the heritage assets due to its siting at rear of property so does not harm the Conservation Area. The proposed garage extension to front is more visible from street scene / wider Conservation Area however it is restricted from view by existing garage and planting / railed fencing to front (south) so does not adversely impact 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 and complies with HER DM3.

#### SUMMARY

The development is deemed to accord with relevant development plan policies 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:

Location Plan P002  
Proposed North and South Elevations P110  
Existing and Proposed West Elevations P113  
Existing East and West Elevations P011  
Existing Ground Floor Plan P005  
Proposed Ground Floor Site Plan P102  
Proposed East and West Elevations P111  
Proposed Ground Floor Plan P105  
Existing Garage Plan P006  
Existing North and South Elevations P010  
Proposed Garage Elevations  
Proposed Garage Plan P106  
Existing Garage Elevations P012  
Site Plan P001  
Proposed Site Plan P101  
Design & Access Statement

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.