

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

REF NO: AW/293/21/HH

LOCATION: 2 The Byeway
Aldwick
PO21 4ER

PROPOSAL: Erection of single storey side extension with 2 x rear dormers with balcony and alterations to fenestration/openings. This application may affect the character and appearance of the Aldwick Bay Conservation Area.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a single storey rear infill extension, 2 rear dormers and a balcony.
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RELEVANT SITE HISTORY

AW/91/21/HH	Loft extension, first floor terrace extension with alterations to fenestration and extension to patio (This application may affect the setting of the Aldwick Bay Conservation Area).	ApproveConditionally 14-05-21
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REPRESENTATIONS

Aldwick Parish Council provided no objection

Aldwick Bay Estate provided no objection.

No representation received from nearby occupiers.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Built up area boundary

DEVELOPMENT PLAN POLICIES

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

DDM1 D DM1 Aspects of form and design quality

HERDM3	HER DM3 Conservation Areas
HERSP1	HER SP1 The Historic Environment
DSP1	D SP1 Design
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)

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, D DM4 and HER DM3 of the Arun Local Plan.

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

SITE HISTORY

A similar proposal was approved in May 2021 and the proposed seeks alterations to the design of the loft conversion and dormers.

DESIGN AND VISUAL AMENITY

The proposal is located to the rear of the property and is not visible from the street scene.

There will be small extension to the rear to infill the corner of an existing addition. It has a width of 1.1m and a length of 2.65m. This appears subservient and is not visible from the street scene.

Alterations to fenestration will involve replacement rear ground floor bi fold doors and are not visible from the street scene.

To the rear roof slope there will be two dormers with access to a balcony. The dormers are relatively large with a flat roof however are well integrated with the dwelling which is of a large scale and is considered acceptable, again with no views from the wider area.

Section M of the Design Guide states 'Dormers should be a minor incident in the roof plane and made of sympathetic to the existing or original building materials', 'Without being overly dominant or out of proportion and/or style to the original structure'. The proposal is not considered overly dominant as result of the scale of the property and does not extend the full roof slope.

Due to the siting of the development to the rear of the property if there are no views of the small ground floor extension available from the wider area. The dormers would be seen however by reason of their size/design they do not adversely impact the character or appearance of the area of street scene in accordance with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The single storey infill extension has a width of 1.1m, a length of 2.6m and a height of 2.7m. This retains around 0.6m to the eastern boundary. There is a small walkway between the eastern boundary and neighbouring dwelling and therefore the extension due to its size and location is not considered to result in harm upon amenity.

There will be two dormers with a flat roof link between the two. The dormers have a width of 2.5m, a depth of 2.6m and a height of 2.5m. This will open out onto a balcony which will have a depth of 1.7m with a width of 7.25m. This extends over an existing flat roof.

The balcony is 5.75m from the west boundary and 14m to the east. Due to the siting of the balcony it is not considered to result in views direct into neighbouring properties although may provide some views over the gardens of the neighbouring dwellings. The plan demonstrates balcony screening to a height of 1.7m to the sides of the balcony to ensure there is no significant overlooking and this will be conditioned. With the screening in place, the proposed balcony is not considered to result in adverse views upon amenity.

There are no properties directly to the rear with the beach to the south.

There will be some alterations to the windows and doors however these replace existing.

The proposal due to its design and siting is not considered to result in harm upon amenity by way of overbearing, overshadowing or overlooking and accords with D DM1 and D DM4 of the Arun Local Plan.

HERITAGE ASSETS

The property falls within the Aldwick Bay Conservation Area.

Para 194 of the NPPF requires the LPA to identify the significance of the heritage asset affected by a proposed development. The heritage assets in this case are of some significance.

Para 195 requires the LPA consider the significance of the impact upon that heritage asset. The proposal is considered to have a limited impact upon the significance of the heritage assets. This is due to the siting of the works which are to the rear of the property and are not visible from the public realm. As such, the proposal will not harm the setting of the Conservation Area and the proposal complies with policy HER DM3.

SUMMARY

The proposed development is deemed to accord with relevant development plan 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
 - Proposed Location and Site Plan - 2007.6-SK-10 B
 - Proposed Ground Floor Plan - 2007.6-SK-11 A
 - Proposed First Floor Plan - 2007.6-SK-12 A
 - Proposed Loft Plan - 2007.6-SK-13 A
 - Proposed Roof Plan - 2007.6-SK-14 A
 - Proposed Front and Rear Elevations - 2007.6-SK-15 A
 - Proposed Side Elevations - 2007.6-SK-16 A

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 The balcony screening shall be constructed to the eastern and western side of the balcony to a height of 1.7m as shown on the approved plan 2007.6-SK-16 A. It shall be installed prior to the first use of the balcony and be retained thereafter 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:** 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.