

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

REF NO: AW/294/19/HH

LOCATION: 54 Kingsway
Aldwick
PO21 4DN

PROPOSAL: Single storey front & rear extensions, raising of existing garage roof as part of conversion of garage & front canopy. This application may affect the character & appearance of the Craigweil House, Aldwick Conservation Area.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above

RELEVANT SITE HISTORY

AW/71/19/NMA	Non material amendment following the grant of AW/85/18/HH to remove one window from west elevation & reduce size of lower level window on north elevation.	Approve 02-04-19
AW/44/19/DOC	Approval of details reserved by condition imposed under ref AW/85/18/HH relating to Condition No 4 schedule of materials and finishes.	DOC Approved 24-04-19
AW/85/18/HH	Two storey side extension, front porch & external cladding to front elevation and render (off white) to side and rear elevations. This application may affect the character & appearance of the Craigweil House Conservation Area.	ApproveConditionally 15-11-18
AW/123/17/T	Fell 3 No. Bay trees.	Withdrawn 23-06-17
AW/68/10/T	Fell one Willow tree and replace with a smaller species.	Refused 24-06-10

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Aldwick Parish Council

No Objection.

No representation from nearby occupiers.

CONSULTATIONS

Conservation Officer

Arboriculturist

CONSULTATION RESPONSES RECEIVED:

The property is a detached structure built in the 1970's and does not appear to have changed considerably since it was constructed. It is a rather unassuming property that reflects local characteristics through the use of materials and scale.

The property is located immediately adjoining the Craigweil House Conservation Area and is clearly visible from within it. Development in such a location should therefore preserve or enhance the existing character or appearance of the Conservation Area or its setting.

The character of the Conservation Area as a whole is varied, with a mixture of property types and ages. However, certain characteristics can be identified. New development within and adjoining the Conservation Area has the opportunity to not only maintain any existing qualities, but also enhance them.

I note that this current application is a revision to a previously consented scheme. It appears to consist of a large single storey extension which incorporates the existing garage space, a new porch, relocated front door and ground floor window and new elevational treatment.

The extension, whilst large, will mostly be hidden behind the existing garage space and will not be overly visible to the conservation area. It is also of a basic appearance which matches that of the host dwelling.

Relocating the window and door will simplify the front elevation of the property, and not cause harm. Likewise, the proposed porch will have a neutral impact, subject to the careful use of materials (to match existing).

I do have some concerns regarding the proposed elevation treatment, in that it is not necessarily based on the identified characteristics of the conservation area. It is more modern in appearance, and somewhat out of character.

It may be that such a design will have a neutral impact, but this is subject to the careful consideration of the materials and the colours used. I note that timber is proposed for the cladding, which would help to soften the appearance. On balance, it is considered that the proposal will have a neutral impact upon the setting of the conservation area.

As a consequence, it should be determined in accordance with the relevant policies within the Development Plan, along with these comments You will also need to take into account the contents of

the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

POLICY CONTEXT

2km Buffer for Site of Special Scientific Interest
Pagham Harbour Zone B
Within the Built Up Area Boundary
Tree Preservation Orders

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
SDSP2	SD SP2 Built-up Area Boundary

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD10	Aldwick Parish Design Statement
SPD2A	Craigweil House, Aldwick, Conservation Area Statement

CONCLUSIONS

PRINCIPLE

The proposed development is situated within the built up area boundary where the principle of development is acceptable subject to accordance relevant development plan policies. As stated in SDSP2 the key policies considered are DDM1 and DDM4 of the Arun Local Plan.

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.

Aldwick does not have a 'made' Neighbourhood Plan however does have a Parish Design Statement with the property located within Area 2.

DESIGN AND VISUAL AMENITY

The proposal is sited to the front, side and rear of the property and therefore will be highly visible from the street scene. Whilst the proposed materials will not match that of existing or those that are common throughout the conservations area the use of the Metsa Wood Boarding softens the impact and as such is not deemed to cause adverse harm to the street scene or the conservation area.

The proposal include the conversion of the existing garage including the raising of the roof height, an extension to the rear of the existing garage and a front porch as well as changes in the appearance of the building through the introduction of weatherboarding and white render. The proposed front porch will protrude 2m to the north west of the property at a width of 3m. The proposed conversion of the garage includes an extension to the front of the existing link that will protrude 1m to the front of the house to run in line with the existing garage front.

The conversion of the garage includes a rear extension of 6m to the boundary of No. 22 Marquis Way whilst running along the boundary of 52 Kingsway. The proposed rear extension will have a width of 3.85m. The flat roof will have a height of 2.6m with two sky lanterns that protrude a further 0.6m.

The proposal will extend the front of the dwelling and garage which will allow for the creation of a porch and canopy addition. Whilst this does extend slightly beyond that of the established development line, it is modest in size with an increase of approximately 1.6m and as a result not considered to appear unduly dominant upon the street scene retaining 7.2m to the front boundary. The surrounding properties are of a varied style and design and as such the proposal is not considered to result in the dwelling appearing out of character with the area.

Whilst the appearance of the dwelling will significantly alter it is not considered to adversely impact upon the spatial pattern or character of the area and accord with DDM1 and DDM4 (a) and (e) of the Arun Local Plan.

RESIDENTIAL AMENITY

There is currently a single storey flat roof garage to the eastern elevation which is attached to the host dwelling. This will be extended to the rear will run along one boundary until it meets a further one to the rear. Despite the length of the proposed extension along one boundary it is not considered to have an adverse overbearing impact on the neighbouring properties due to it being a single storey flat roof that have roof lanterns protruding.

All windows proposed on the extension are on the ground floor and look out on the garden of the existing dwellinghouse. As such they would not significantly add to views out of windows that currently exist to the rear of the property. The proposed sky lanterns do not have any adverse impact with regard to overlooking as the views gained will not be of the neighbouring property. As a result the impact on neighbouring residential amenity is acceptable.

As a result of the design and siting of the development, the proposal is not considered to harm neighbouring amenity by way of overbearing, overshadowing or overlooking and accord with DDM1 and DDM4 of the Arun Local Plan.

SUMMARY

Following the comments of the Conservation Officer and looking at the relevant policies the proposed development is deemed to accord with the 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:
 - Proposed Plans Sheet 1 of 3
 - Proposed Elevations Sheet 2a of 3

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 **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.