

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

REF NO: AW/297/19/HH

LOCATION: Strawberry Cottage
Cypress Way
Aldwick
PO21 4DF

PROPOSAL: Addition of a first floor.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a first floor to the existing dwelling and alterations to an existing garage. A car barn was proposed however this has since been removed from the application.

RELEVANT SITE HISTORY

AW/322/19/T	Reduce laterals on northside away from property by 2-3m to 1 No. Field Maple tree. Reduce 2 tops height by 6m and remainder limbs up to 2m to match and deadwood 1 No. Oak tree.	
AW/281/19/T	Reduce circumference by 3m and pollard by 3m 1 No. Turkey Oak tree. Reduce circumference by up to 3m away from property 2 No. Field Maple trees.	
AW/287/12/T	Fell 1no. Sycamore tree	ApproveConditionally 10-12-12
AW/15/10/T	Surgery to various trees	ApproveConditionally 08-03-10
AW/180/07/T	Application to French pollard 1 x Oak tree.	ApproveConditionally 04-09-07
AW/37/06/	Replacement conservatory to rear	ApproveConditionally 27-03-06

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Aldwick Parish Council

No objection.

No representation from nearby occupiers.

CONSULTATIONS

Natural England

Arboriculturist

CONSULTATION RESPONSES RECEIVED:

Natural England - No comment to make on this application.

Arboriculturist - A line of cypress trees have been removed to the north. These had previously been assessed and determined not to be subject of any statutory protection.

The trees shown on the block plan, that shows the location of the car barn, activity within this area will take place over the RPA of mature trees (subject of a TPO) and will demand an ambitious construction plan to mitigate damage. I object to this application. It may be more practical and desirable to choose an alternative location.

Comments noted. An Arboricultural report was requested however the applicant has since removed the car barn from the application.

POLICY CONTEXT

Designation applicable to site:

Built up area boundary

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

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD10	Aldwick Parish Design Statement
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CONCLUSIONS

PRINICPLE

The key policies considered are D DM1 and D DM4 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 3.

DESIGN AND VISUAL AMENITY

The dwelling is situated to the end of a private road and set back by around 20m and as a result the dwelling the not visible from the street scene or wider area.

The proposal would extend the ridge of the roof by approximately 2.5m to both the north west and south east elevation. As a result the hip is reduced however it is considered to appear sympathetic in appearance to the host dwelling.

The existing dwelling is occupied by a chalet bungalow with 2 extensions to the front elevation with hipped roofs. The 2 additions to the front elevation will increase in height to form 2 storey and will alter to form a gable roof. The height will increase to approximately 6.6m which meets with the ridge of the host dwelling. A dormer will also be constructed to the front elevation to match that existing at the rear.

Whilst the proposal adds bulk with the addition of first floor and a resultant increase in height to some elements of the dwelling, the existing ridge height will remain the same and due to the design, the development appears subservient to the host dwelling with materials also to match the existing.

To the rear there is an existing extension and again this will increase to form a second storey, similar in appearance to that at the front.

There is an existing single storey garage running along the western elevation of the dwelling. This will increase in depth in such that it runs along the full side of the dwelling and will increase in height. However does not appear as an overdevelopment on the site, with the scale well integrated.

The surrounding properties are mixed in style and design and with limited viewpoints from the wider area and due to the siting and design of the development it is not considered to result in adverse impacts on the established character or appearance of the street scene and accord with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The dwelling retains a minimum of approximately 6m to the eastern boundary and with the neighbouring property of a larger scale, the increase in height to the front additions, are not considered to give rise to adverse impacts by way of overbearing or overshadowing. The addition to the west again retains around 7.5m to the boundary and with a garage located here also, the development is slightly screened at the boundary. The first floor additions and dormer due to their siting will view towards the street scene although with 12m to the front boundary, views are not considered to give rise to adverse overlooking.

To the western side of the dwelling, there is an existing detached garage which will increase in height by 1m to 4.9m. This is visible from the western side of the property with a footpath running along the side and dwellings behind. Due to the separation distance and with a structure already in place, the alteration to the garage is not considered to give rise to significant impacts in which a refusal is justified.

With approximately 47m to the rear boundary, there are not considered to be adverse impacts as a result of the addition of the 1st floor to the rear extension.

The development due to the siting with sufficient separation and boundary treatment in place, is not considered to result in adverse impacts upon neighbouring amenity by way of overbearing, overlooking or overshadowing and accord with D DM1 and D DM4 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
 - Block Plan - 2472/01/08 (except car port)
 - Proposed Elevations - 2472/01/07
 - Proposed First Floor - 2472/01/05
 - Proposed Ground Floor - 2472/01/04
 - Location Plan

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.