

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

REF NO: AW/305/20/HH

LOCATION: 19 Wychwood Close
Aldwick
PO21 4DW

PROPOSAL: Installation of side dormer. This application may affect the setting of the Craigwell House Conservation Area.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a dormer to the side elevation of the dwelling.
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REPRESENTATIONS

Aldwick Parish Council have no objection.

No representation received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Built up area boundary

Conservation Area

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
HERSP1	HER SP1 The Historic Environment

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

PRINCIPLE

The key policies considered are D DM1 and D DM4 of the Arun Local Plan. Aldwick does not have a Neighbourhood Plan but does have a Parish Design Statement with the property located within Area 2.

DESIGN AND VISUAL AMENITY

The property is located on a private road near the end of a cul de sac and passing traffic is minimal. The property is a two storey detached dwelling and seeks to construct a dormer to the north eastern side elevation of the dwelling which features a cat slide roof.

The surrounding properties are mixed in appearance and the dormer is not considered to appear unduly dominant, with the dormer set back around 0.85m from the front elevation.

The dormer will be tiled to match the host dwelling and will have a flat roof meeting with the eaves of the dwelling and appears well integrated.

Due to the siting and design, the proposal is not considered to adversely impact the spatial pattern of character of the area and accord with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The dormer will be located to the north eastern side of the dwelling. This will have a height of around 2m and a depth of 2.3m.

Due to its modest size and siting, it is not considered to result in adverse overbearing or overshadowing.

There will be 1 window to the dormer which faces north east. Due to the siting this could have views into the side elevation of the No.17 which features one window at 1st floor. As the dormer serves a bathroom, it will be conditioned that the window remains obscured glazed to ensure overlooking is mitigated.

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

IMPACT ON CONSERVATION AREA

The proposal is situated within the Craigweil Conservation Area.

Para 189 of the NPPF requires the LPA to identify the significance of the heritage asset affected by a proposed development. The heritage asset is of some significance. Para 190 requires the LPA to consider the significance of the impact upon that heritage asset. The proposal has limited impact on the significance of the heritage asset as a result of the modest alteration proposed and the use of matching materials. Para 193 states. "When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation"

Where the building is located in a Conservation Area, Section 71(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 Act states:

In the exercise, with respect to any buildings or other land in a Conservation Area of any powers (under the Planning Acts), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

As a result of the scale of the works, the proposal is not considered to materially affect the character or from detract from the visual appearance of the Conservation Area and is not considered to harm the significance of the heritage asset.

SUMMARY

The proposed development is deemed to comply 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
 - Location and Block Plan - 01 P
 - Proposed Elevations - 05 P
 - Proposed Floor Plans - 04
 - Roof plans - 06

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 window serving the dormer to the north east elevation shall at all time be glazaed with obscured glass and only openable at a high level, at least 1.7m above finished floor level.

Reasons: Reasons In the interests of the amenities of the occupants of nearby properties in accordance with policies D DM1 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.