

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

**REF NO:** AW/307/18/HH

**LOCATION:** 19 Kingsway  
Craigweil  
PO21 4DQ

**PROPOSAL:** Single & two storey extensions. This application affects the character & appearance of the Craigweil House Conservation Area.

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| <b>SITE AND SURROUNDINGS</b> |
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| <b>DESCRIPTION OF APPLICATION</b> | <p>The application seeks amendments to the previous approved application AW/45/18/HH approved March 2018.</p> <p>The main differences are:</p> <ol style="list-style-type: none"> <li>1. A reduction to the rear extension of approx. 2.1m from 6.7m to 4.6m deep.</li> <li>2. A 900mm increase to the projection of the front garage</li> <li>3. Seeking the approval of a full width 1m deep porch to the principle elevation supported by pillars.</li> <li>4. A large window replaces a smaller one to the East elevation bathroom whilst the introduction of a floor to ceiling rear window to the first floor would serve the master bedroom en-suite.</li> </ol> |
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| <b>REPRESENTATIONS</b> |
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**REPRESENTATIONS RECEIVED:**

Aldwick Parish Council provide no comment.  
No representation from nearby occupiers

**CONSULTATION RESPONSES RECEIVED:**

None

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| <b>POLICY CONTEXT</b> |
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Designation applicable to site:  
CONS AREA  
ADOPTED LOC PLN  
TREE PRES ORDER  
ART 4 DIRECTION

## AREA OF SPECIAL CHARACTER

## DEVELOPMENT PLAN POLICES

|        |                                                         |
|--------|---------------------------------------------------------|
| 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                           |
| 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 |
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| <b>CONCLUSIONS</b> |
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## PRINCIPLE

The site is occupied by a two storey detached dwelling. The surrounding properties are of a varied style and design. As mentioned above the application is a variation of a previous approval therefore the impact on the visual amenity on the street scene and Conservation Area and the amenity of neighbours are the items to consider as the principle to extend is already established. The key policies considered are HER DM3, D SP1, DDM1, DDM4 of the Arun Local Plan.

Aldwick does not have a made neighbourhood plan however does have a village design statement with the dwelling located within Area 10.

## DESIGN AND VISUAL AMENITY

With respect to the size of the proposed dwelling, this application proposes a 2m reduction to the rear two storey element from that approved under AW/45/18/HH. The main visual alteration is the increased garage projection and porch addition to the front elevation. Officers consider as most of the extensions are behind the front elevation and would have a neutral impact on the street scene and historic setting of the neighbouring property and character of the Conservation Area.

As previously stated in application Aw/45/18/HH the proposal retains a neutral impact on the preserve and enhance the character of the Conservation Area and Area of Special Character therefore the alterations are deemed as acceptable.

The proposal is therefore considered to comply with policy HER DM3, DSP1, DDM1 & DDM4 of the Arun Local Plan and the supplementary planning documents Conservation Areas, Areas of Special Character and the Craigweil House Conservation Area Statement.

## RESIDENTIAL AMENITY

No objections have been made by neighbouring properties in respect of a loss of residential amenity. The alterations to 1st floor window openings as mentioned above include the east elevation window and a larger window to the rear elevation. To mitigate an overlooking from the east and potential overlooking from the west elevation a condition to ensure they are fixed and entirely obscure glazed and maintained

thereafter shall be attached to the decision.

The larger bathroom window to the rear elevation is central to the elevation and as such officers consider by virtue of its distance to the share boundaries it would have a limited impact to the amenity of either neighbouring occupiers.

For the reasons the development accords with D SP1, DDM1 and DDM4 of the Arun Local Plan.

## SUMMARY

The proposed development is deemed to accord with the relevant development policies and as such is recommended for approval subject to the following conditions and informatives.

### HUMAN RIGHTS ACT

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 received on 16th May 2018;

Sheet 1 of 5 - Proposed Ground Floor Plan and Block Plan.

Sheet 2 of 5 - Proposed First Floor, Location & Block Plan .  
Sheet 3 of 5 - Proposed Elevations  
Sheet 4 of 5 - Exciting Elevations & Ground Floor Plan  
Sheet 5 of 5 - Exciting Ground Floor & exciting and proposed roof plans  
Sheet 3 of 5a - Existing First Floor and roof plans.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 of the Arun Local Plan.

- 3 All of the windows in the east and west elevations at first floor level shall be entirely obscure glazed with minimal opening for ventilation and shall be maintained as such at all times.

Reason: In the interests of the amenities of the occupants of nearby properties in accordance with policies DDM1 of the Arun Local Plan.

- 4 Prior to their installation details of the proposed fenestration shall be submitted to and approved in writing by the Local Planning Authority. The details so approved shall be used in the implementation of the planning permission hereby approved.

Reason: In the interests of the character and appearance of the conservation area and area of special character in accordance with policies DDM1, AREA1 and AREA2.

- 5 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 identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

- 6 The first floor window on the eastern elevation of the building shall at all times be glazed with obscured glass and only openable at a high level, at least 1.7m above finished floor level.  
Reasons: In the interests of the amenities of the occupants of nearby properties in accordance with policies DDM1 of the Arun Local Plan.

- 7 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.