

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

REF NO: AW/220/20/HH

LOCATION: 96 Rose Green Road
Aldwick
PO21 3EQ

PROPOSAL: Conversion of existing bathroom to a utility room and existing study to a new bathroom, inserting new hot and cold water pipes and soil pipe. This application affects the setting of a Listed Building.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to convert the existing bathroom to a utility room and a study into a bathroom.
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REPRESENTATIONS

Aldwick Parish Council provided no objection provided the use of traditional materials.

No representation received from nearby occupiers.

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

None

POLICY CONTEXTBuilt up area boundary
Listed Building**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
HERDM1	HER DM1 Listed Buildings
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

CONCLUSIONS**PRINCIPLE**

The key policies considered are DDM1 and DDM4 of the Arun Local Plan.

Aldwick does not have a made Neighbourhood Plan however does have a Parish Design Statement with the property located within Area 7.

As the works are internal, planning permission is not required, however the applicant has stated they wish to continue with the application. Listed Building Consent is however still required before any works take place.

DESIGN AND VISUAL AMENITY

The works proposed seek to convert the existing study into a bathroom and the existing bathroom into a utility. The works proposed are internal apart from a pipe exiting the new bathroom and a new soil pipe to the rear, however this will be under the ground and therefore the works are not visible from the wider area.

With no viewpoints from the wider area, the proposal accords with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

Due to the alterations proposed, with the works internal, it is not considered to harm amenity and accord with D DM1 and D DM4 of the Arun Local Plan.

HERITAGE ASSETS

The property is a Grade II Listed Building. The building is 16th century with a side addition which is a later construction and is where the proposed bathroom would be located.

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 consider the significance of the impact upon that heritage asset. The proposal involves internal works except for a pipe exiting the outer wall however this would be a modern addition and would result in a minor alteration with the wall made good with matching materials. As a result of the minor works involved to the external appearance, the proposal is not considered to detract from the visual appearance of the Listed Building and not harm the significance of the heritage asset.

Listed building consent is required before any development takes place.

Due to the siting and design of the proposal it is not considered to adversely impact the Listed Building and accord with HERDM1 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord with relevant 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
 - Proposed Floor Plan
 - Floor Plan
 - D&S and Heritage Statement - August 2020

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.
- 4 **INFORMATIVE:** Listed Building Consent needs to be obtained prior to any works taking place to the property.