

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

REF NO: AW/309/21/HH

LOCATION: 21 The Drive
Aldwick
PO21 4DU

PROPOSAL: Erection of replacement single storey side extension following the demolition of existing conservatory, new front porch extension, installation of 2 x juliet balconies, alterations to fenestration and new front access gate.(This application may affect the character and appearance of the Craigwell House, Aldwick Conservation Area).

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to remove an existing conservatory and replace with a rear/side extension. There will also be a front porch and gates and 2 juliet balconies to the rear.
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RELEVANT SITE HISTORY

AW/165/10/	Erection of a swimming pool enclosure.	ApproveConditionally 27-08-10
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REPRESENTATIONS

Aldwick Parish Council provided no objection.

No representation received from nearby occupiers.

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

None

POLICY CONTEXT

Built up area boundary

DEVELOPMENT PLAN POLICIES[Arun Local Plan 2011 - 2031:](#)

DDM1 D DM1 Aspects of form and design quality

HERDM3	HER DM3 Conservation Areas
HERSP1	HER SP1 The Historic Environment
DSP1	D SP1 Design
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD10	Aldwick Parish Design Statement
SPD13	Arun District Design Guide (SPD) January 2021

CONCLUSIONS**PRINCIPLE**

The key policies considered are D DM1, D DM4 and HER DM3 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 proposal seeks to construct a porch to the front elevation.

This is modest in size with a depth of 1m and will have a pitched roof with a height of 3.5m. This appears well integrated with the host dwelling which features a cat slide roof.

The extension to the rear will extend west and replaces an existing conservatory. This appears subservient, being single storey and will be constructed of materials to match the host dwelling.

Arun recently adopted a Design Guide. It states development should be subservient to the main dwelling and this complies in terms of size and scale, with the proposed the same size as the demolished structure. It states for porches in particular must consider their impact on the surrounding street scene, and are more likely to be acceptable on streets with a staggered or set-back building line. The porch is minor in size and scale and set back from street scene so will not adversely impact street scene or character of area so is acceptable.

To the front boundary there is an existing brick wall with 2 brick piers. A gate will be constructed located within the existing entrance posts. These will have a height of 1.6m and is set slightly back from the front boundary at 1.7m and does not appear unduly dominant. There are gates present at other properties within the area and the addition is not considered significantly out of character.

The proposal due to the design and with few viewpoints from the street scene, is not considered to result in harm upon the appearance of the property or street scene and accord with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The development is located to the rear of the property and extends west, running in line with the existing rear elevation. There is currently a conservatory which will be demolished and replaced with an

extension of the same size with a width of 4.6m and depth of 3.4m. This has a height of 3.5m which reduces to 2.8m at the eaves.

This retains 3.5m to the western boundary and with planting along the boundary, the extension is not considered to result in adverse overbearing or overshadowing. 19m is retained to the rear boundary and the extension is not visible from the east.

This will feature a window and door to the north and western elevation although views will be of the garden of the host dwelling and are not additional to that which were achievable from the conservatory.

Two juliet balconies are also proposed to the rear elevation. These replace 2 existing windows and are not considered to result in overlooking upon neighbouring properties additional to that which is already achieved.

With the development largely replacing an existing structure of the same size and with separation retained to the boundaries, it is not considered to result in harm upon amenity and accord with D DM1 and D DM4 of the Arun Local Plan.

HERITAGE ASSETS

The site falls within the Craigweil House Conservation Area.

Para 194 of the NPPF requires the LPA to identify the significance of the heritage asset affected by a proposed development. The heritage assets in this case are of some significance.

Para 195 requires the LPA consider the significance of the impact upon that heritage asset. The proposal has limited impact on the significance of the heritage assets. This is due to the much of the development being located to the rear of the dwelling and is therefore not visible from the Conservation Area. The porch is also modest in size, set 16m back from the road. The porch forms an open canopy and will retain the appearance of the dwelling and is therefore considered to have no harm to the significance of the asset and preserve the appearance of the Conservation Area in accordance with HER DM3 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord with relevant development policies and 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 Site Plan
 - Proposed Street Scene - A
 - Proposed Ground Floor Plan - C
 - Proposed First Floor Plan - B
 - Proposed Elevations - B

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.