

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

REF NO: AW/313/19/HH

LOCATION: Cliveden
Beach Close
Aldwick
PO21 4EN

PROPOSAL: Single storey rear extension and conversion of roofspace to habitable use to include 1 x front and 1 x rear dormer. This application may affect the character and appearance of the Aldwick Bay Conservation Area.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a single storey rear extension. the roofspace will also be converted to habitable accommodation with the addition of a front and rear dormer.
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REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Aldwick Parish Council

Parish Council support the application.

No representation received from nearby occupiers.

Aldwick Bay Estate have inspected the plans and in view of the excellent restoration work already carried out have no objection to the application.

Conservation Area Advisory Committee object to the application

- By reason of size, configuration and inappropriate design to the front of the property.
- Panel notes good design to the rear.

CONSULTATIONS

Arboriculturist

Conservation Officer

CONSULTATION RESPONSES RECEIVED:

Conservation Officer - The single storey extension takes into account the age and appearance of the dwelling and with the use of curved walls and discrete balcony will have a neutral impact on the building. The dormers are however problematic. The front dormer due to its size will appear overly dominant and conflict with the horizontal emphasis of the existing windows. The proposal will have less than substantial harm to the building and Conservation Area with the harm at the lower end. Public benefits will need to be considered.

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
SDSP2	SD SP2 Built-up Area Boundary
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 DDM1, D DM4, HER DM3 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 1.

DESIGN AND VISUAL AMENITY

The proposal seeks to construct a single storey rear extension and a dormer to the front and rear of the property. As such, part of the development is visible from the street scene. The property is however set back around 16m from the front boundary and with sufficient boundary treatment, views are screened.

The extension is of a modest in size and uses curved walls with a green roof resulting a more unique design appearance. There will be a small balcony above the extension however this is already in existence.

The dormer to the front elevation is also a modern appearance with the roof angled with glazing to the front elevation. With the roof angled at one side, it appears sympathetic in appearance to the host dwelling which features a cat slide roof to the front elevation. The eastern end of the roof is currently hipped however this will also alter to form a gable end to match that at the west. The design brings a contemporary appearance to the dwelling and with the use of matching materials, is considered well integrated with the host dwelling.

The design and siting of the proposal its not considered to adversely impact upon the established pattern or character of the area and accord with DDM1 and DDM4 of the Arun Local Plan.

CONSERVATION AREA

The single storey extension is sensitively considered and will have a neutral impact. The dormer to the front is a concern due to its size and will appear dormant on the front elevation. It also conflicts with the horizontal emphasis by the existing window treatment.

Para 190 requires the LPA to consider the significance of the impact upon the heritage asset. The proposal will have less than substantial harm upon the asset with the harm on the lower end of the spectrum and therefore public benefits need to be considered.

Whilst there is no visible public benefit, it is not considered that the impact on the Conservation Area is reason alone to justify a refusal, in that it is considered that , as a result of the dwelling being set back from the street scene, being located in a private cul de sac and with boundary screening, the impact would not be significant and as such, the proposal is not considered to result in a detrimental impact upon the heritage asset. As a result of this, the proposed development is considered to be in accordance with HER DM1 of the Arun Local Plan, in that it has no significantly harmful impact upon the Conservation Area.

RESIDENTIAL AMENITY

The extension to the rear will have a depth of approx. 3.45m. It will have a flat roof height of approximately 2.8m. There is a small balcony above however this is already in existence and therefore at single storey the extension is not considered to result in adverse overlooking, overshadowing or overbearing, with 3.2m retained to the western boundary and 7.6m to the east.

The dormer to the rear elevation will have a width of 5.4m and depth of approximately 3m, with a height of 2.65m. It will have a flat roof which will have an overhang to provide a covered balcony. The balcony has a depth of 1.15m. To the western side as a result of the design of the dormer the western elevation is enclosed and as such will not give rise to adverse overlooking upon this elevation. The eastern side is however open with glazed balcony screening.

The dwelling is sited in line with the neighbouring to the east 'Beach House'. The balcony will provide views over the neighbouring property however it is not considered to provide direct views into windows with the neighbouring properties conservatory roof of opaque material. The dwelling directly overlooks the beach and it is not considered the balcony will result in significant overlooking.

There will also be additional window to the eastern gable end however will serve a bathroom. The dormer to the front will serve a staircase and available views will be over the street scene.

The development proposed, is it not considered to result in adverse overlooking, overshadowing or overbearing and accord with D DM1 and D DM4 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

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
 - Proposed Site Plan - 102 Rev A
 - Location Plan - 100
 - Proposed Plans - 104
 - 3D images - 105

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 materials and finishes of the external walls and roof of the building hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity 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.