

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

REF NO: AW/325/21/HH

LOCATION: Blue Haze
37 The Drive
Aldwick
PO21 4DT

PROPOSAL: Erection of single storey side/rear extension and front porch extension. (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 construct a single storey side/rear extension.

REPRESENTATIONS

Aldwick Parish Council provided an objection.

- Adverse overshadowing on neighbouring properties.
- The extension is not sympathetic in appearance to the building or area.
- It does not retain open space.
- In conflict with policies.

5 objections from nearby occupiers.

- The rear extension will be closer to the boundary and affect our privacy.
- The car port is out of character with other properties.
- The extension will be overbearing.
- The garage is beyond the building line.
- Trees and shrubs would be removed.
- The development is excessive, in particular the garage.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built up area boundary
Conservation Area
Tree Preservation Area

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, HER DM3 of the Arun Local Plan and the Design Guide.

Aldwick does not have a Neighbourhood Plan but does have a Parish Design Statement with the property in Area 2.

PROPOSAL

Following discussion with the agent, the garage has been removed from the application and the plans and description amended accordingly.

DESIGN AND VISUAL AMENITY

The proposal seeks a rear extension and a porch extension. The porch extension will be to the eastern side and will have a depth of 1.3m. This will remove an integral garage and convert it to habitable space. This is situated around 3m behind the principal elevation and is modest in size. This will be around 25m behind the front boundary of the property and is not considered to result in an unduly dominant appearance upon the street scene.

It is proposed to use off white render to the porch extension. The existing dwelling is white and the material proposed is considered to integrate well with the host dwelling.

The rear addition will consist of an extension and covered area. These elements are not visible from wider area. There will be small amount of grey render to the rear addition, although to the rear of the property this is considered acceptable.

With only the porch extension visible from the street scene, due to its minor size, set back from the road, the proposal is not considered to result in harm upon the appearance of the street scene and accords with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The porch addition has a depth of 1.3m, a height of 3m and will retain 1.1m to the boundary which consists of a sufficient planting. Due to the siting and size of the front extension, it is not deemed to result in adverse harm upon amenity.

To the rear of the property, the western elevation sits behind the majority of the rear building line. The extension will infill this and extend a further 4.7m with a total depth of 6.2m. It will have a width of 4m. This has a pitched roof with a total height of 4.5m and eaves to 2.75m. Whilst this retains no separation to the boundary, 5.6m is retained from the boundary to the side of No 35. There is sufficient boundary treatment consisting of a brick wall with hedging to the neighbouring side to approximately 2m height which helps to obscure the view. The extension does not extend beyond the rear building line of the neighbouring dwelling to the west and as such the extension is not considered to result in overbearing or overshadowing such that a refusal is justified..

There will be a smaller extension on the rear elevation with a depth of 2m followed by a covered area which meets with the rear of the proposed extension. This will have a flat roof with a height of 3.1m. This is not visible from the west and retains 4m to the east and with it predominately open in appearance, is again not considered to result in adverse harm.

The pitched roof extension will have a glazed elevation to the rear with bi fold doors to the north and east. At single storey this will provide views over the garden of the host dwelling with around 11m to the rear boundary. There are no windows facing west.

There will be 5 rooflights although due to their height above the finished floor level, will not give rise to adverse views.

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

PARKING

The porch extension results in the removal of a garage. The property has a large front garden and driveway for the parking of 5+ cars and the removal of the garage is not deemed to result in harm upon the highway.

TREES

The form states there will be no trees removed/pruned in order to carry out the proposal. As the property in a Conservation Area, relevant consents will need to be obtained should this change.

IMPACT UPON CONSERVATION AREA

The property 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 is largely hidden from view with the bulk of the development located to the rear of the site. The alteration to the front would be minor in nature and retains sufficient space to the front boundary. With limited views of the development, the proposal is not considered to harm the appearance of the conservation area.

SUMMARY

The proposed development is deemed to accord 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 - 21024-PL-001 Rev A
 - Existing and Proposed Floor Plan - 21024-PL-002
 - Existing and Proposed First Floor Plan - 21024-PL-003
 - Proposed Elevations - 21024-PL-005
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.