

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

REF NO: AW/331/20/HH

LOCATION: 25 The Drive
Aldwick
PO21 4DU

PROPOSAL: Single storey rear extension. This application affects the character and appearance of the Craigweil House, Aldwick Conservation area.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This application seeks to construct a single storey rear extension. This application affects the character and appearance of the Craigweil House, Aldwick Conservation area. As shown within the block plan the extension sits at the rear of the dwelling and is 18.61m to the northern boundary and 1.4m to the east. The materials used to construct this extension will mainly be similar to the host dwelling. The walls will be slightly different in that they will be colourwash render, however the doors and windows will be UPVC and the roof will be made of tiles and felt. At the northern elevation the extension will have a maximum height of 3.26m and width of 6.53m. There will be two windows at the north the left window will be 0.87m in height and 0.75m in width. The right window will be 1.12m in height and 1.69m in width. At the east elevation the proposal will have a height of 3.31m and width of 2.63m. A door will be constructed at this elevation measuring 2.11m in height and 0.94m in width.
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RELEVANT SITE HISTORY

AW/41/20/TC	Fell 3 No. Apple trees within the Craigweil House, Aldwick Conservation area	No Objection 19-05-20
AW/20/20/TC	Fell 1 No. Laurel tree within the Craigweil House, Aldwick Conservation area	No Objection 26-06-20
AW/270/19/NMA	Application for non-material amendment	

AW/42/19/HH	Front canopy, alterations to external finishes & balcony balustrade. This application affects the character & appearance of the Craigweil House Conservation Area.	ApproveConditionally 09-04-19
AW/83/15/TC	Fell 1 No Birch tree & reduce crown by .3m & height by .5m to 1 No Holly tree within the Craigweil House Conservation Area.	No Objection 23-04-15
AW/199/17/TC	Fell 1 No. Holly tree within the Craigweil House Conservation Area.	No Objection 05-09-17

REPRESENTATIONS

No objection from Parish Council.
No representations from nearby occupiers.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built up area boundary.
Tree preservation order.
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

PLANNING POLICY GUIDANCE:

NPPG	National Planning Practice Guidance
NPPF	National Planning Policy Framework

CONCLUSIONS

PRINCIPLE

In this case, the key policies are deemed to be D DM1 and D DM4 of the Arun Local Plan.

Aldwick does not have a Neighbourhood Plan but does have a Parish Design Statement.

DESIGN AND VISUAL AMENITY

The proposal will be to the rear and will have minimal views to the street scene and the wider area, so will have minimal impacts on the character and appearance of the area. Although you can slightly see the east elevation, the changes at this elevation includes a door which isn't going to cause an impact to the character of the area.

This development matches the existing roof, windows and doors of the host dwelling, although the wall profile will differ to main dwelling it will be well-integrated. Due to these factors, the extension is considered to appear subservient to, and well integrated with the host dwelling.

The proposal does not result in an adverse appearance on the street scene, or result in a harmful impact upon the host dwelling, and as such, is deemed to be in accordance with D DM1, D DM4(a) and (b) of the Arun Local Plan.

RESIDENTIAL AMENITY

The single storey rear extension doesn't have a significant impact on neighbouring properties due to it's position away from the boundary and single storey nature. Although the proposal is a significant distance from the north boundary it is closer to the east boundary at 1.4m this will have minimal impacts by way of overshadowing/overbearing effects on this neighbour due to it's single storey nature.

With regard to potential for loss of privacy there are no openings proposed that provide any overlooking into neighbouring properties.

The development is considered to be in accordance with D DM1(3) and D DM4(c) of the Arun Local Plan.

HERITAGE ASSETS

The property is located within the Conservation Area of Craigwell House, Aldwick.

Para 189 of the NPPF requires the LPA (local planning authority) to identify the significance of the heritage asset affected by a proposed development. The property is of some significance to the Conservation Area.

Para 190 requires the LPA consider the significance of the impact upon that heritage asset. Due to the location of the extension to the rear and small scale , with the use of matching materials, it 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.

Due to the siting and design of the proposal and sympathetic materials, the proposal is not considered to cause harm to the Conservation Area and accord with HER DM3 of the Arun Local Plan.

SUMMARY

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

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 plan, block plan, proposed floor plans and elevations sheet 1 of 2

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.