

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

REF NO: AW/335/20/HH

LOCATION: Whitecroft
26 The Drive
Aldwick
PO21 4DU

PROPOSAL: Single storey garden room to rear and replacement porch including demolition of existing porch and conservatory.

SITE AND SURROUNDINGS**DESCRIPTION OF APPLICATION**

This proposal is to construct a single storey garden room to the rear of the host dwelling and replace the porch to the front including demolishing the porch and conservatory. As seen in the block plan the garden room at the rear will have a boundary of 11.30m to the south and 4.67m to the host dwelling itself. The proposed porch will be 11.82m to the northern boundary.

The materials used will be similar to the existing. The walls of the proposal are to be painted brickwork, the roof will differ slightly to what is existing it will be plain clay roofing tiles. Windows and doors of the development are going to be the same as existing in the form of white UPVC.

The north elevation will see the porch with a height of 3.2m and width 2.82m. The south elevation will see the garden room, which has a maximum height of 3.2m and width of 5.08m. A window will be constructed on the south elevation with a measurement of 4.32m in width with a height of 1.4m. At the part east elevation you will see the garden room where the height of the proposal will be 3.21m with a width of 3.52m. A window will be incorporated into this section of the development measuring 1.52m in height with a width of 0.65m. At the part west elevation the proposal will measure 3.21m in height with a width of 3.22m. A door will also be incorporated in the garden room measuring 2.14m in height with a width of 1.62m, a window will be included too measuring 1.57m in height and 0.63m in width.

REPRESENTATIONS

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

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

SUPPLEMENTARY POLICY GUIDANCE:

SPD10	Aldwick Parish Design Statement
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CONCLUSIONS

PRINCIPLE

The key policies considered are D DM1 and D DM4 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 2.

DESIGN AND VISUSL AMENITY

The property is between other properties and the proposal will be visible from the wider area due to the porch sitting at the front elevation, however the garden room will be located at the rear and due to it's single storey nature is unlikely to be visible to the street scene.

The porch at the front is to replace the existing porch which will provide an opening to the property with a maximum height of 3.2m which will be taller than the existing porch height of 2.28m, however this increase in height will be well-integrated to the host dwelling.

At the rear the conservatory will be demolished and replaced with a garden room. The single storey nature of this proposal results in minimal impacts of overbearing or overshadowing impacts to neighbouring properties. The materials used to construct this proposal are also going to be very similar to the host dwelling itself, therefore this will be well integrated.

The proposal is considered to alter the appearance of the property however it is not considered to appear significantly out of character, with materials to match existing. The property has a large back garden and

with 11.3m retained to the southern boundary and 11.82m to the northern boundary where the porch will be located so is not considered to appear unduly dominant upon the street scene.

The proposal is not considered to adversely impact the spatial pattern or character of the area and accord with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

Due to the siting and single storey nature of the extension to the rear of the property and sitting of the porch replacing the existing, it is not considered to result in adverse overbearing or overshadowing on neighbouring amenity. Due to the development replacing existing porch and conservatory the visual impacts on this proposal will be similar to the existing features, therefore, this will have limited impacts to the street scene and neighbouring views.

The proposal is not deemed to result in harm by way of overbearing, overshadowing or overlooking and accord with D DM1 and D DM4 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. Whilst the part of the development is located at the front elevation and visible from the Conservation Area, due to the small scale of the development proposed and 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.

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 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 300/01
 - Proposed plans 300/03

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 DM4 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.