

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

REF NO: AW/336/20/HH

LOCATION: West House
151 Barrack Lane
Aldwick
PO21 4ED

PROPOSAL: Conservatory/vestibule extension, pitched roof to existing detached flat roof garage & minor improvements to garage doors. This application affects the setting of a Listed Building.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a conservatory to the front elevation of the dwelling. A pitched roof will also be constructed to an existing garage.
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RELEVANT SITE HISTORY

AW/114/08/L	Application for Listed Building Consent for external boiler flue	LBC Not Required 20-05-08
AW/62/87/T	Fell hedgerow of 9 Cypress, 2 Poplars and 1 Sycamore. To the North, fell two young poplars	Withdrawn 04-06-87
AW/225/20/L	Listed building consent for a proposed conservatory/vestibule extension to the front elevation, pitched roof to existing detached flat roofed garage and minor improvements to garage door	ApproveConditionally 06-11-20
AW/147/16/DOC	Application for approval of matters reserved by condition imposed under AW/166/15/L relating to condition No. 2 - materials of staircase, fireplace, chimney & porch	DOC Approved 01-07-16
AW/321/15/HH	Replacement chimney & fireplace. Replacement porch & lobby to entrance. Daylight tube & conservation roof window to dining room. Clay roof tile replacement. Safer access stair & conservation roof window to loft store.	ApproveConditionally 03-12-15

AW/166/15/L	Application for Listed Building Consent for replacement chimney & fireplace, replacement porch & lobby to entrance. Daylight tube & conservation roof window to dining room. Clay roof tile replacement. Safer access stair & conservation roof window to loft store.	ApproveConditionally 07-09-15
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REPRESENTATIONS

Aldwick Parish Council provided no objection.

No representation received from nearby occupiers.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

Conservation Officer

- Various works are to be undertaken including, replacement front door, conservatory to front, pitched roof garage. The proposed roof of the structure is of an interesting design and the intention for the room to be as transparent as possible are noted. The quality of the details and material used will have to be very high in order to achieve a high-class piece of design. The pitched garage element of the proposal is supported as it will ensure that the modern garage building better reflects the character of the listed building. A similar approach has been adopted at the neighbouring property. On balance, such proposals will not harm the significance of the listed building.

POLICY CONTEXT

Built up area boundary

Listed Building

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
HERDM1	HER DM1 Listed Buildings
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 D DM1, D DM4 and HER DM1 of the Arun Local Plan.

Aldwick does have made Neighbourhood Plan although does have a Parish Design Statement with the property located within Area 3.

DESIGN AND VISUAL AMENITY

The proposal is located to the front of the property however due to the siting of the dwelling which is set back from the street scene, accessed via a private road views from the wider area are largely restricted.

The proposed conservatory will be situated to the front elevation of the dwelling. This appears to be of a unique design and will be part tiled and part glazed. It is thought that the design proposed would attempt to reduce the impact of the structure on the existing building. Due to the design approach, it does not appear as an unduly dominant or alien feature.

The existing garage will alter from a flat to pitched roof. The roof tiles will match that of the host dwelling which ensures it appears well integrated and with a pitched roof to the neighbouring property it is not out of character.

There will also be some minor alterations to the front door and glazing bars to the bay window. This is deemed acceptable.

Due to the siting of the development, with few viewpoints from the street scene, the proposal is not considered to harm the character of the area and accord with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The addition to the front will have a depth of approximately 2.5m and width of 3.4m. It will have a height of 3.85m however the top 0.85m will be a glazed pitch.

Over 2m is retained to the eastern boundary and due to the siting, behind the existing garage, it is largely hidden from view and neighbouring occupiers and as a result of the glazed material, it is not considered to appear overbearing or overshadowing.

The alteration to the garage roof will increase by around 1m to form a pitch. Due to the siting, again this is not deemed to result in adverse harm upon amenity.

As a result of the siting of the development, it is not considered to give rise to harm by overlooking, overbearing or overshadowing and accord with D DM1 and D DM4 of the Arun Local Plan.

HERITAGE ASSETS

The property is a Grade II Listed building.

Para 189 requires the LPA to consider the significance of the impact upon the heritage asset. The asset is of some historical significance due to its use during the second world war. It is also considered to be significant due to its age of construction/appearance.

Para 190 requires the LPA to consider the significance of the impact upon that heritage asset. The proposal seeks various alterations including the addition of single storey conservatory/vestibule to the front elevation, addition of a pitched roof to the existing garage and alterations to the front and garage

door. The extension is of interesting design and as such it is therefore thought that the use of the pyramid light (in association with the glazed walls) would attempt to reduce the impact of the structure on the existing building. The quality of the details and material used will have to be very high in order to achieve a high-class piece of design.

The pitched roof garage is supported and will ensure that the modern garage building better reflects the character of the Listed Building. Proposals to the garage and front door are supported.

On balance, the proposals are acceptable and will not harm the significance of the heritage asset.

Following comments from the Conservation officer, it is not considered the proposal would harm the significance of the heritage asset and as a result is in accordance with HER DM1 and HERSP1, in that it is considered to protect and enhance the special historic and architectural character of asset.

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:
- Block plan and existing floor plans 03 2001
 - Location plan, proposed roof plan and sections 02 2001
 - Proposed floor plans and elevations 01 2001

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.