

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

REF NO: AW/3/20/HH

LOCATION: 16 The Fairway
Aldwick
PO21 4ES

PROPOSAL: Single storey front extension. This application affects the character & appearance of Aldwick Bay Conservation Area.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a single storey front extension.

RELEVANT SITE HISTORY

AW/137/17/HH	Single storey extensions for bedsitting room. This application affects the character & appearance of Aldwick Bay Conservation Area.	ApproveConditionally 26-06-17
AW/174/10/	Rear single storey extension, front extension to form porch and garage extension.	ApproveConditionally 06-10-10

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Aldwick Parish Council

No objection.

No representation from nearby occupiers.

Conservation Area Advisory Committee provide no objection

- Would prefer to see the use of simple casement windows.

- Materials should match the original building and be of good quality.

Adwick Bay Estate provided no objection.

CONSULTATIONS

Arboriculturist

Conservation Officer

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:

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
HERDM2	HER DM2 Locally Listed Buildings or Structures of Character

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 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 application seeks a single storey extension to the front of the property. This is modest in size with a depth of 2m and width of 2.2m. It sits just behind the existing garage to the front elevation. As a result, it is not considered to appear unduly dominant upon the street scene and retains sufficient separation to the front boundary.

The extension will have a pitched roof and is considered well integrated in appearance with other pitched elements also visible on the dwelling. Materials will also match in appearance to that of the host dwelling, which is of a design merit with thatched roof.

Due to the modest scale and design, the development is not considered to adversely impact the appearance of the property within the street scene or character of the area and accord with D DM1 and D DM4 of the Arun Local Plan.

CONSERVATION AREA

The application site is located within a Conservation Area. The property is also a Structure of Character. Para 190 of the NPPF requires the LPA to consider the significance of the impact upon that heritage asset. Whilst the development is situated to the front elevation, 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 in accordance with HER DM3 of the Arun Local Plan.

RESIDENTIAL AMENITY

The extension is modest in size at a depth of 2m and a width of 2.2m. Due to its siting with it running alongside the garage to the west and 17m retained to the eastern boundary, the proposal is not considered to give rise to adverse impacts upon amenity. There will be an additional window to the front which will overlook the street scene.

Due to the modest scale and siting of the development, it is not considered to harm neighbouring amenity and accord with D DM1 and D DM4 of the Arun Local Plan.

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
- Proposed Roof Plan
- Proposed Elevations - Rev A
- Proposed Floor Plan
- Heritage Statement

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.