Recommendation Report for Planning Permission

REF NO: **AW/40/12/**

LOCATION: 25 Kingsway
Aldwick

PROPOSAL: External alteration of new 'catslide' tiled roof over garage, new balustrade to existing balcony & external material alterations

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application involves the construction of a small tiled roof over the existing garage, replacement of iron balustrade with opaque glass panels within stainless steel framework, replacement of existing concrete roof tiles with mini stonewold tiles and use of rendering and cladding on the front elevation.
SITE AREA	Approximately 1000 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Fencing and hedging.
SITE CHARACTERISTICS	The site is occupied by a detached two storey dwelling having the benefit of an integral garage.
CHARACTER OF LOCALITY	The property is located within an established residential area on the northern side of Kingsway which is the principal highway within the Craigwell House Conservation Area. Kingsway is lined with mature trees shrubs and hedging which divides the roadway from small service roads.

RELEVANT SITE HISTORY

REPRESENTATIONS

Representations received:

Aldwick Parish Council

raise no objection.

One letter has been received objecting to the proposed alterations as being out of keeping with the character and appearance of the locality. Concern is also expressed regarding the use of cladding and rendering which conflicts with the established character of area. Both the choice of material and its composition ie texture and colour are questioned. The change of

colour to the property (on all elevations) is in totality considered to be inappropriate. The use of stainless steel in the new balcony is also inappropriate as is the choice of replacement roofing material.

One letter also received from the Craigwell House and its Environs Conservation Area Association objecting to the proposal on the grounds that the development is of no merit as it makes no positive contribution or enhance or preserve the character of the conservation area. They also object in detail to the use of stainless steel and glass in enclosing a balcony, the loss of symmetry from the introduction of a small pitched roof over the garage, the use of cladding and rendering which would damage the street scene and inappropriate roofing materials. As such the proposal is considered contrary to policy GEN7.

Comments on Representations received:

Comments noted.
Amended plans have now been submitted substantially reducing the area of the building to be clad, reverting to a rendered finish principally with a front gabled feature on the front elevation being clad (in a colour to be agreed). The railings will now be wrought iron with details to be agreed if consent is granted. The roofing material is not uncommon within the locality.

Rendered buildings are evident within the conservation area and the conservation area statement makes no reference to a particular use of finishing material within the locality but notes that there is a strong mixture of styles and ages of property.

CONSULTATIONS

Conservation Officer

Consultations responses received:

The Conservation Area Advisory Committee advise that any new external cladding should be chosen with care and samples submitted for approval.

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:
Within Built-Up Area
Craigwell House Conservation Area

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development
	DEV19	Extensions to existing residential buildings
	AREA2	Conservation Areas

PLANNING POLICY GUIDANCE

	NPPF	National Planning Policy Framework

POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to the character and appearance of the Conservation Area.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

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CONCLUSIONS

There are considered to be no adverse impacts on the amenities of adjoining residential occupiers as a result of these alterations.

The principal consideration is the affect such works will have on the existing dwelling and consequential implications for the character and appearance of the conservation area.

Following negotiation the scheme now incorporates a predominantly rendered building (cream/white finish) with a small gable feature on the front elevation being clad with weatherboarding.

Rendered buildings are evident in the area and offer a mix of styles that is recognised in the conservation area statement. In addition the use of weatherboarding is also seen and the mix of these materials is not seen as being inappropriate. It is suggested that any approval is made the subject of a condition which requires approval of the claddings colour as it will be important to ensure a subtle contrast to reflect the change in texture.

The balustrading has also been changed with the glass screens removed. Detials of such an enclosure can also be made the subject of condition to ensure acceptable detailing.

In terms of the small roof over the garage this is a minor alteration and whilst the mass of the dwelling may be symmetrical its fenestration is not and the double garage door reduces this aspect to a significant extent. The affect on any symmetry is not an issue which can be given any weight in the consideration of this application.

Finally the roof material proposed is one that is used and seen within the area and will not represent an incongrous finish.

The proposal is therefore seen as preserving and enhancing the character and appearance of the conservation area in compliance with policies GEN7, DEV 19 and AREA2 and the requirements of the Planning (Listed Buildings and Conservation Area) Act 1990.

report

The proposal is recommended for approval subject to the following conditions.

HUMAN RIGHTS ACT

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 for 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 neutral 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).

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, block and existing external alterations - sheet 1 of 2, proposed alterations sheet 2a of 2,

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with GEN7 of the Arun District Local Plan.

3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 the cladding hereby permitted shall not be painted other than in such colour as agreed with the Local Planning Authority. Such details to be submitted and approved in writing prior to development commencing and any such agreed colour to be applied within three months of the date of any such written consent.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity in accordance with GEN7 of the Arun District Local Plan.

4 Prior to the commencement of development, full details of the balustrading at first floor level shall be submitted to the Local Planning Authority and approved in writing. Such details shall include plans at a scale of not less than 1:20. Any such approved details shall be carried out in full within three months of the date of any such written consent.

Reason: To enable the Local Planning Authority to control the development in detail and in the interests of amenity in accordance with GEN7 of the Arun District Local Plan.

5 INFORMATIVE: Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

SUMMARY
This planning permission is granted because it complies with the policies listed below in that (the development would not cause any material adverse effect on visual or residential amenity on the surrounding area and its character)and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

LOCAL PLAN: GEN7

NATIONAL POLICIES: NPPF

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.