

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

REF NO: AW/413/21/HH

LOCATION: 54 The Drive
Aldwick
PO21 4DT

PROPOSAL: Proposed first-floor side extension, introduction of portico to main entrance door, proposed solar array to existing and proposed flat roof areas. (This application may affect the setting of a listed building). (This application may affect the character and appearance of the Craigwell Conservation Area)

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks permission for the addition of a first floor side extension. There will also be a portico canopy porch addition and solar panels above existing flat roof structures.
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RELEVANT SITE HISTORY

AW/79/10/	Demolition of existing conservatory & replacement with single storey extension to living room with balcony to first floor bedroom	ApproveConditionally 24-06-10
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REPRESENTATIONS

Aldwick Parish Council provided no objection to the application.

1 letter of objection received from a nearby occupier.

- The application is inaccurate.
- Terminology and knowledge relating to the area is incorrect.
- The claim there is boundary landscaping is untrue.
- There is no subservience.
- The drawings submitted are misleading.
- It fails to comply with HERDM1.
- The first floor will block sunlight and views east.

Comments noted and addressed in the conclusion.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

Conservation Officer

Whilst a Design, Access and Heritage Statement has been provided, it provides limited information in which to full assess the significance of the heritage assets. However, despite this I have also undertaken my own map-based assessment which has identified the following assets:

- Silvergates, 52, The Drive
- Entrance piers and gates to Silvergates
- Beach terrace with attached gate piers and Gates, Silvergates.
- Craigweil House Conservation Area

Silvergates, 52, The Drive, is a Grade II detached house which is of architectural interest as a 1934 detached marine residence by Ernest B Glanfield, designed in a mixture of Moderne and traditional styles and materials, and which was published in the architectural press of its day. It is a distinguished interwar seaside house. Grade II Listed entrance piers and gates comprise two tall painted brick gatepiers with stepped brick coping, surmounted by statues of squirrels. Grade II listed gatepiers and gates with attached beach terrace. These consist of a purpose-built beach terrace of c1934 for entertaining, and garden gate and gatepiers by the same architect as the main house "Silvergates". The conservation area follows the boundary and layout of the estate as prepared by the architect, J. Auty. Whilst the estate has developed over 70 years so that there is a strong mixture of styles and ages of properties, there is generally a low-density character in the estate.

At present, the house (number 54) is of a fairly simple design, having elements of a mock Spanish appearance. It has been modified and extended at various times since it was originally built. Based on the information provided by both the applicant and the neighbour, it is assumed that the extension would be seen from the grounds of the listed building with the closest (western) elevation appearing much larger and closer than before. This would be seen in the context of the rear and notable elevation of the listed building and would potentially negatively impact upon how this part of the listed building is experienced, and is potentially harmful.

On balance, I am of the opinion that the proposal is such that the impact can be described as causing less than substantial harm in accordance with paragraph 202 of the NPPF (2021). As such, you will also need to consider the public benefits.

POLICY CONTEXT

Built up area boundary
Conservation Area

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
HERDM3	HER DM3 Conservation Areas
HERDM1	HER DM1 Listed Buildings
HERSP1	HER SP1 The Historic Environment
DSP1	D SP1 Design
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

CONCLUSIONS

PRINCIPLE

The key policies considered are D DM1 and D DM4 of the Arun Local Plan and the Arun Design Guide.

Aldwick does not have a Neighbourhood Plan but does have a Parish Design Statement with the property located within Area 2.

DESIGN AND VISUAL AMENITY

The dwelling is a two storey property with two single storey flat roof elements to the east and western side. There is a single storey garage/bedroom extension to the eastern side not shown on the plans. The proposal seeks to construct a first floor addition to the western side elevation. A portico is also proposed to the front above the entrance door.

The portico to the front of the dwelling is modest in size with a depth of 0.6m and appears well integrated with the design of the property featuring 2 columns either side of the door. The dwelling is behind gates set back 28m from the access road and as such views are reduced.

The extension will be to the western side and will reduce the symmetry of the dwelling with the extension only to one side. It is although integrated well with a hip end roof matching in design and height to the host dwelling.

Solar panels are proposed. Due to the siting of the property set back from the street scene and the location of the panels to flat roofs, views will be minimal and their appearance is acceptable.

The Aldwick Parish Design Statement notes 'Materials matching the existing building should be used where appropriate.' 'Any extension at first floor level should not come to within a minimum of one metre of the side boundary'. Materials will match existing to ensure the development is well integrated and it retains sufficient space to the boundary.

The Arun Design Guide states 'Side extensions should in most cases be set back from the front of the house in order to play a subservient role'. Extensions should also in most cases be set down from the existing roof ridge height by a minimum of 0.5 metres, and should have a building frontage no greater than 70% of the existing building.' 'Extensions must not close important gaps in the street scene by leading to a terracing effect, or remove existing external access from front to back gardens.' The proposal complies with the criteria contained within the Design Guide.

The proposed first floor addition will not result in adverse upon the appearance of the dwelling or character of the area in accordance with D DM1 and D DM4 of the Arun Local Plan and the Arun Design Guide.

RESIDENTIAL AMENITY

The extension to the first floor is retained within the footprint of the property. The first floor will add an additional 3m in height meeting with the ridge of the height which has a flat hipped roof.

The neighbouring property at No.52 has a window to the eastern side which will be subject to some overbearing impact as a result of proposal. Due to separation and relative heights this is not significant enough that a refusal is justified. The windows current views are predominately towards the side of the

host dwelling and with the addition of the first floor, the views will largely remain the same, albeit the building will be in closer proximity around 9m away when looking at a 45 degree angle.

From the rear garden of No.52, the extension will again be visible when looking west although with the proposal not extending beyond the rear building line, retained within current footprint with approximately 2m retained to the western boundary, it will not provide adverse impact such as overshadowing.

One window is proposed to the side elevation of the extension, this will be obscured glazed and conditioned to ensure it gives rise to no overlooking.

With the proposal contained within the footprint of the dwelling and with separation retained, the proposal will not give rise to significant adverse impact upon neighbouring occupiers and accord with D DM1 and D DM4 of the Arun Local Plan.

HERITAGE ASSET

Policy HER DM1 relates to Listed Buildings and (e) seeks to protect and where possible enhance the setting of the Listed Building.

Policy HERDM3, states in order to preserve or enhance the Conservation Area (b) Alterations or additions to existing building are sensitively designed, constructed of appropriate materials and are sympathetic in scale, form, detailing and retain or emphasise the features and qualities of the existing building, townscape of street scene in the area, and (f) It does not harm important views in or out of the Conservation Area.

Paragraph 194 of the NPPF requires the LPA to identify the significance of the heritage asset affected by a proposed development. There are a number of heritage assets within close proximity which include the neighbouring Grade II Listed property at Silvergates, 52 The Drive, its entrance piers and gates and its beach terrace with attached gate and piers. The property is also located within the Craigweil House Conservation Area. Whilst the estate has developed over 70 years so that there is a strong mixture of styles and ages of properties, there is generally a low-density character in the estate. The heritage assets are all of architectural and historic interest.

The dwelling is of a fairly simple design, having elements of a mock Spanish appearance. It has been modified and extended at various times since it was originally built. Whilst the building is two storeys, the first floor does not cover the full extent of the ground floor so that it is set back from both of the neighbouring houses to the west and east. The first floor extension would extend this element of the house closer towards the eastern side of the neighbouring listed building. Introducing this extension would also unbalance the somewhat symmetrical appearance.

The proposal complies with HERDM3 (b) and (f) in that the extension is well designed and will match in appearance to the host dwelling. Due to its siting, it does not harm views within or around the Conservation Area in compliance with policy. The proposal is also considered to comply with HER DM1 (e) in that the development protects the setting of the Listed Building.

Paragraph 195 requires the LPA consider the significance of the impact upon that heritage asset. On balance, the proposal is such that the impact can be described as causing less than substantial harm in accordance with paragraph 202 of the NPPF (2021). The harm is deemed to be at the lower end of the scale. As per the NPPF where there is harm to a heritage asset the public benefits that the development may achieve need to be considered.

Public benefit should flow from development. They should be of a nature or scale to be of benefit to the public at large and should not just be a private benefit. However benefits do not always have to be visible

or accessible to the public in order to be genuine public benefits.

Public benefits may include heritage benefits such as

- Sustaining or enhancing the significance of a heritage asset and the contribution of its setting.
- Reducing or removing risk to a heritage asset.
- Securing optimum viable use of a heritage asset in support of its long term conservation.

In this case, public benefits arise from the introduction of low carbon energy production (solar panels) that contribute towards local/national targets on climate change. As such, with public benefits in place and with no significant harm upon the neighbouring Listed Building or upon the Conservation Area, the development is considered to be in accordance with HER DM1 and HER DM3 of the Arun Local Plan, in that it is not considered to result in a detrimental impact upon the heritage assets.

SUMMARY

The development accords with relevant plan policies and 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 Plan - 006
- Elevations - 005
- Elevations - 004
- Roof Plan - 003
- Proposed Floor Plan

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 first floor window on the western elevation of the building shall at all times be glazed with obscured glass. The window should be non opening unless the window is top-hung only.

Reasons In the interests of the amenities of the occupants of nearby properties in accordance with policies D DM1 of the Arun District 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.