

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

REF NO: AW/421/21/HH

LOCATION: 23 The Drive  
Aldwick  
PO21 4DU

PROPOSAL: Single storey rear extension.(This application may affect the character and appearance of the Craigwell House Conservation Area).

**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION This application seeks to construct a single storey rear extension.

**REPRESENTATIONS**

Aldwick Parish Council - No Objection

No representation received from nearby occupiers.

**CONSULTATIONS****CONSULTATION RESPONSES RECEIVED:**

ADC Tree Officer - No response

**POLICY CONTEXT**

Built Up Area Boundary

TPO

Conservation Area

Article 4

Pagham Harbour Zone B

2km Buffer for Site of Special Scientific Interest

CIL Charging Zone 4

**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                                            |
| HERDM3 | HER DM3 Conservation Areas                              |

**PLANNING POLICY GUIDANCE:**

|      |                                     |
|------|-------------------------------------|
| NPPF | National Planning Policy Framework  |
| NPPG | National Planning Practice Guidance |

**SUPPLEMENTARY POLICY GUIDANCE:**

|       |                                                       |
|-------|-------------------------------------------------------|
| SPD10 | Aldwick Parish Design Statement                       |
| SPD13 | Arun District Design Guide (SPD) January 2021         |
| SPD2A | Craigweil House, Aldwick, Conservation Area Statement |

**CONCLUSIONS****PRINCIPLE**

The key policies considered are D DM1, D DM4 and HER DM3 of the Arun Local Plan. Part M and additional guidance outlined in the Arun Design Guide are also considered.

Aldwick does not have a Neighbourhood Plan, but does have a Parish Design Statement, which is relevant to this application. The property is in Area 2 (Craigweil House Conservation Area). Craigweil House Conservation Area has its own Conservation Area Statement, of which is taken into consideration.

**DESIGN AND VISUAL AMENITY**

The proposal will be situated to the rear of the property, and will not be visible from the wider area.

At present, the property has a single storey flat roof terrace, which wraps round the front and east elevations, housing a double garage and utility room. The proposed extension will join to and extend from the rear (north) wall of the garage, replacing the existing utility room. It is a modest size, measuring approximately 10m deep and 3.7m wide, and will match the existing design and roof style of the terrace. As a result, there will be minimal impact on the visual appearance of the property, and the extension will not appear out of place. Being to the rear, the extension retains no distance to the front boundary and will not be visible from the street scene. It will have little impact on the composition or appearance of the street scene, and is considered to be in keeping with the general character of the area.

The proposal appears subservient to the design of the dwelling and is well integrated. It will use materials matching that of the existing, resulting in minimal impact on the appearance and amenity of the dwelling. Aldwick Design Statement states extensions should be visually subservient to the main building, and must sympathetically relate to and be visually integrated with, the existing building in siting, design, form, scale and materials. The proposal is unobtrusive, and is sympathetic to the visual appearance of the dwelling. It preserves the character of the local area, and accords with this statement.

Part M of the Arun Design Guide states rear extensions should respond to the distinctive characteristics of the building and surrounding area, preserve external garden amenity space and exploit opportunities for innovative and contemporary design where appropriate. The proposal maintains the established building lines, and is subservient to the design and character of its context. It preserves a sufficient amount of garden amenity space and is in accord with Part M.

The development will have no adverse impact on visual amenity, and is in accordance with D DM1, D DM4 and HER DM3 of the Arun Local Plan, Aldwick Design Statement, and the Arun Design Guide.

**RESIDENTIAL AMENITY**

The development is to the rear of the property and extends north, running in line with an existing terrace. It will be single storey, and have a flat roof at a height of 2.78m. It will incorporate two rooflights which protrude slightly above this roof, at a height of 2.91m. Although set close to the boundary with the

neighbouring property to the east, the scale of the proposal is acceptable for its location, and will not be unduly overbearing or overshadowing. It will retain a distance of 15.3m to the west boundary, and 14.55m to the north, having no adverse impact on residential amenity. This is in accord with D DM4.

The proposal will feature two rooflights, both of which will have little impact on residential amenity. It will feature a window to the north elevation, a French door with sidelights to the west, and four windows to the east, two of which will be frosted. Being a sufficient distance from neighbouring boundaries, the features to the north and west elevations will result in little overlooking, and will have minimal impact on neighbouring privacy or amenity. The windows to the east will directly face No.25, and pose a potential risk of overlooking. However, considering that two of the facing windows will be frosted, these will have minimal harm on neighbouring privacy and are acceptable. The other two windows will be located higher up on the elevation, and as such will not be easily looked out of. They will look out to the neighbouring property, but will not unduly overlook the property, and as a result will not be detrimental to the neighbours privacy or residential amenity.

The Arun Design Guide states that extensions should not negatively impact, and instead protect, neighbouring amenity in terms of privacy and overshadowing, considering the positioning of neighbouring buildings, and respond to existing elevations through the size and positioning of doors and windows. The proposal is respectful to the privacy of the neighbouring properties and exhibits no features that may unacceptably impact residential amenity. This is in accord with Part M.

The development will result in no adverse harm to residential amenity, and is in accord with D DM1, D DM4 and HER DM3 of the Arun Local Plan, and the Arun Design Guide.

#### **HERITAGE ASSETS**

The site falls within the Craigweil House Conservation Area.

Para 194 of the NPPF requires the LPA to identify the significance of the heritage asset affected by a proposed development. The heritage assets in this case are of some significance.

Para 195 requires the LPA consider the significance of the impact upon that heritage asset. The proposal has limited impact on the significance of the heritage assets, and is an acceptable development. Being located to the rear, the extension will not be visible from the street to the front, and will have no harm on the conservation area. The materials proposed will match the existing, and as such will help to ensure there is no harm to the character and heritage of the area.

The development will cause no harm to the significance of the asset and will preserve the appearance of the Conservation Area in accordance with HER DM3 of the Arun Local Plan.

#### **SUMMARY**

The proposed development is deemed to accord with the relevant development policies and as such is recommended for approval subject to the following conditions and informatives.

|                         |
|-------------------------|
| <b>HUMAN RIGHTS ACT</b> |
|-------------------------|

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.

## **CIL DETAILS**

This application is not CIL Liable.

## **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 AP/103/23/21 D
  - Proposed Plans AP/102/23/21 C
  - Existing Plans AP/100/23/21  
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.