

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

REF NO: AW/42/19/HH

LOCATION: 25 The Drive
Aldwick
PO21 4DU

PROPOSAL: Front canopy, alterations to external finishes & balcony balustrade. This application affects the character & appearance of the Craigweil House Conservation Area.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposal seeks to construct a front porch extension and to alter the design of the balcony. Cladding will also be installed to the side elevations and partially to the front elevation.
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RELEVANT SITE HISTORY

AW/83/15/TC	Fell 1 No Birch tree & reduce crown by .3m & height by .5m to 1 No Holly tree within the Craigweil House Conservation Area.	No Objection 23-04-15
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REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Aldwick Parish Council

Aldwick Parish Council provided an objection on the grounds that the proposal does not sympathetically relate to the existing building. The proposed alterations compromise the established spatial pattern. The application is in conflict with the Aldwick Parish Design Statement.

1 letter of objection from a nearby occupier

- The balcony will appear out of character.
- The cladding will alter the appearance of the street scene.
- Is the window to the east to be removed.
- The application is in conflict with policies.

Conservation Area Advisory Committee provided an objection - The balcony has an incongruous form and appearance and detract from the existing building.

CONSULTATIONS

Conservation Officer

CONSULTATION RESPONSES RECEIVED:

Conservation Officer - On balance it is considered that the proposals will not harm the character of the Conservation Area.

POLICY CONTEXT

Designation applicable to site:

Built up area boundary

Conservation Area

Tree Preservation Order

DEVELOPMENT PLAN POLICES

[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)
SDSP2	SD SP2 Built-up Area Boundary
DSP1	D SP1 Design
HERSP1	HER SP1 The Historic Environment
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
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CONCLUSIONS

PRINCIPLE

The proposed development is situated within the built up area boundary where the principle of development is acceptable subject to accordance with relevant development plan policies.

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

DESIGN AND VISUAL AMENITY

The proposal is situated to the front of the dwelling and as such is highly visible from the street scene. The proposal seeks to construct an open fronted porch. This will extend beyond the principal elevation by approximately 1.5m. Due to the siting of the dwelling and neighbouring properties it is not considered to appear overly dominant or extend beyond that of the established development line. With the porch being open in appearance it will have 2 posts to provide a canopy and therefore is modest in appearance and subservient to the host dwelling. The existing iron balcony is also to be replaced. The balcony is rusting and therefore it is proposed to alter to a white panelled balcony.

The proposal also seeks to construct White Cedar cladding to the top half of the side and rear elevations

of the dwelling. There will also be some cladding to the front of the dwelling and will sit behind that of the balcony and to the side elevations of the existing dormers. Part of the lower elevation is white rendered and this will be continued along the full front elevation of the dwelling.

The proposal will alter the appearance of the dwelling however the properties in the area of a varied design and style with examples of cladding evident. It is not considered that the proposal will result in the dwelling appearing out of character with the area and accord with DDM1 and DDM4 of the Arun Local Plan.

CONSERVATION AREA

The canopy is to be supported on two Doric fibreglass columns whilst the existing iron balustrading is to be replaced with white criss cross glazed panels. Such alterations are considered to have a neutral impact upon the property and therefore the local area. It is also considered the render and cladding will not unduly harm the character of this specific property and therefore will have a neutral impact and accord with HERDM3 of the Arun Local Plan.

RESIDENTIAL AMENITY

The proposal will extend 1.5m to the front elevation however will retain 12m to the front boundary and therefore is not considered to appear overbearing or over dominant.

The proposed changes in appearance to the materials of the external elevations are not deemed to result in any adverse impacts upon neighbouring amenity.

A ground floor window to east will be removed which is considered to reduce views towards the neighbouring dwelling at No.27.

The proposal is modest and not considered to harm neighbouring amenity by way of overshadowing, overbearing or overlooking and accord with DDM1 and DDM4 of the Arun Local Plan.

SUMMARY

The Conservation Officer has concluded there will be no harm to the heritage asset (Conservation Area) and therefore the tests at para 193 to 199 of the NPPF do not apply.

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.

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
 - Proposed Elevations - Sheet 2 of 4
 - Proposed Floor Plan, Location and Block Plan - Sheet 1 of 4
 - Design and Access Statement

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 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.