

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

REF NO: AW/45/18/HH

LOCATION: 19 Kingsway
Craigweil
Aldwick
PO21 3JX

PROPOSAL: Rear single storey & two storey extensions, front single storey extension & canopy roof plus alterations to external wall & roof finishes. This application affects the character and appearance of the Craigweil House, Aldwick Conservation area

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

The proposal is to extend and entirely renovate an existing detached dwelling comprising of the following building operations and extensions;

1) Construct a wraparound side and rear two storey extension projecting 3 metres to the east side above an existing ground floor garage and 6.7 metres to the rear of the existing dwelling house. This would create at first floor a two storey side elevation 12.3 metres in length with a width of 12.9 metres at the front and rear. The main pitched roof height and shape would remain similar to that as it currently exists.

2) Construct a 4.3 metre ground floor extension to the rear of the proposed rear and side two storey extension (see 4 above) measuring 12.9 metres in width with a flat roof height of 2.8 metres.

3) Construct a ground floor front extension 3.8 metres in width with a depth of 1.2 metres to create a new garage extension and create a new verandah style roof at the front of the property, 3 metres in height adjoining the front elevation of the proposed two storey side extension (see 4 above) with an eaves height of 2.3 metres. The current flat roof height of the garage is 2.5 metres in height. The roof of the existing garage at the side of the property would also be extended upward to create a wraparound verandah style roof 1.2 metres deep, 8.6 metres in length with a height to match the front garage verandah style roof.

4) Demolish an existing flat roofed porch in the centre of the front elevation.

5) Demolish two chimneys at the eastern and western end of the existing dwelling.

6) Replace all of the facing materials of the existing dwelling including the roof tiles, facing bricks, windows, doors, rainwater goods, soffits and, fascia boards with a variety of materials to which significantly vary from that which currently exist with the exception of the Sandtoft Goxhill Dark Chestnut plain clay tiles proposed for the roofs of the dwelling

The total depth of the property at ground floor level from the front to rear elevation would be 17.9 metres.

SITE AREA	0.12 hectares
TOPOGRAPHY	Predominantly flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	2 metre close boarded fencing to the side boundaries.
SITE CHARACTERISTICS	A 1950's red brick and dark brown clay tile roofed house with cottage style windows set on a large plot with extension gardens to the front (17 metres) and to the rear (40 metres).
CHARACTER OF LOCALITY	The detached property is located in a residential area in Aldwick on Kingsway within the Craigweil House Conservation Area which is characterised by bespoke designed large detached dwellings on large plots with gardens to the front and rear.

RELEVANT SITE HISTORY

BR/112/52	Detached House & Garage	Approve 29-07-52
PAA/202/17/	Rear & side extensions	Approve Pre App 20-12-17

Pre-application advice based on a drawings not to scale, was that subject to the use of matching materials, a proposed first floor extension above the existing garage and extensions to the rear were likely to be acceptable The Conservation Officer stated that the 'quality and nature of submitted materials are insufficient to provide any comment'.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

No response received from Aldwick Parish Council.

Objection that the proposed development would adversely affects the spatial relationship between properties which is so very important at this specific juncture in Kingsway.

The development would be contrary to the Conservation Area Statement and Area of Special Character Supplementary Planning Document.

COMMENTS ON REPRESENTATIONS RECEIVED:

Noted. Comments are addressed in the conclusions section of the report below.

CONSULTATIONS

Conservation Officer

CONSULTATION RESPONSES RECEIVED:

ADC Conservation Officer;

The submitted plans show a dwelling which is significantly larger than the host dwelling, and somewhat subsumes it. The proposed roof line obscures the host dwelling, as does the proposed deep veranda-style frontage. It is considered that the proposed is dominant in its setting, and would affect the setting of the adjacent building, which is on the List of Buildings and Structures of Local Interest, and impinges on the intended visual gap between buildings.

ADC Conservation Officer - Comments on amended scheme.

These comments are made on the basis of the comments previously submitted by the former Conservation Officer, and should be read on conjunction with those.

The conservation area has developed incrementally over a 70 (or so) year period, and as a result, there is a strong mix of styles and agers of properties. The property in question appears to reflect some traditional characteristics through the use of what appears to be 'clay tiles' and orange/red brick. The proposal suggests using replacement bricks and tiles which will potentially reduce the dominance of the property. This has the potential benefit of helping to reduce the impact of the proposed works.

The proposed development forms a substantial extension to the existing property and will transform it. The previous Conservation Officer provided comments related to the veranda on the front elevation. The revised plans appear to result in the removal of the majority of this from the proposals, leaving one small section. As now drawn it is considered that the proposals seem to comply with this part of her comments - this leaves some feature on the front elevation.

However, the works are still substantial in nature and will somewhat subsume the host dwelling (and existing garage structure). As a consequence, the impact on the neighbouring Locally Listed dwelling and the Conservation Area needs to be considered. The works to the rear of the property will have limited impact upon the Conservation Area. However, the works to the front will have a greater impact (the entire of the front elevation will change in appearance); the use of render at the ground floor level forms the introduction of a new material to the property. It is assumed that this is related to the relocation of the ground floor windows. Render is a material found throughout the estate and is not in itself an alien material. However, the character of the property will be different from the existing property which is brick

only.

If minded to approve the application, the success of such a scheme will depend upon the quality of the materials used and the colours chosen. There does not appear to be any information related to the windows, or the colours so you may wish to condition these. Details of these will be required to ensure that some of the traditional characteristics of the existing (and neighbouring) property remain.

COMMENTS ON CONSULTATION RESPONSES:

The front verandah roof above the extended garage has been retained in the amended scheme to the front and side of the property.

Indicative materials submitted acceded to a request to use matching clay roof tiles but provided a light red/grey coloured brick at first floor level and render at ground floor level and light grey external fixtures would not match the current red/orange brick and external black external fixtures.

The windows and doors appear to be of an entirely different style and design to the current windows/doors on the property.

POLICY CONTEXT

Designation applicable to site:

CONS AREA

ADOPTED LOC PLN

TREE PRES ORDER

ART 4 DIRECTION

AREA OF SPECIAL CHARACTER

DEVELOPMENT PLAN POLICES

[Arun District Local Plan \(2003\):](#)

GEN2	Built-up Area Boundary
GEN7	The Form of New Development
GEN22	Buildings or Structures of Character
DEV19	Extensions to existing residential buildings
AREA1	Areas of Special Character
AREA2	Conservation Areas

[Publication Version of the Local Plan \(October 2014\):](#)

SD SP2	Built -Up Area Boundary
D DM1	Aspects of Form and Design Quality
D DM4	Extensions & Alterations to Existing Buildings
HER SP1	The Historic Environment
HER DM3	Conservation Areas
HER DM2	Locally Listed Buildings or Structures of Character

PLANNING POLICY GUIDANCE:

NPPG	National Planning Practice Guidance
NPPF	National Planning Policy Framework

SUPPLEMENTARY POLICY GUIDANCE:

SPD2	Conservation Areas
SPD2A	Craigweil House, Aldwick, Conservation Area Statement
SPD8	Areas of Special Character
SPD10	Aldwick Parish Design Statement

POLICY COMMENTARY

Policy Commentary

The Development Plan consists of the Arun District Local Plan 2003, Modified - Arun Local Plan - January 2018 Consultation Version, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

The Arun District Local Plan 2011-2031 (Publication Version) October 2014 and supporting documents were submitted for independent examination on 30 January 2015. A number of Main Modifications to the Arun District Local Plan 2011-2031 (Publication Version) October 2014 were approved by the Council on 22nd March 2017 and consultation and a further examination in public has on these has taken place. The examination was completed in September 2017. The Main Modifications have been amalgamated with the Arun District Local Plan 2011-2031 (Publication Version) October 2014 to form the 'Modified - Arun Local Plan (2011-2031) - January 2018 Consultation Version' which was out for Public Consultation over a six week period starting on Friday 12 January 2018 until 5pm on Friday 23 February 2018.

In conclusion the emerging Local Plan, the 'Modified - Arun Local Plan - January 2018 Consultation Version', is at a very advanced stage and carries significant weight.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

The Neighbourhood Development Plan

Where applicable, Neighbourhood Development Plan's (more commonly known as a neighbourhood plan or NDP), once made by Arun District Council, will form part of the statutory local development plan for the relevant designated neighbourhood area. Whilst an NDP is under preparation it will afford little weight in the determination of planning applications. Its status will however gain more weight as a material consideration the closer it is towards it being made. Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation (Reg.14).

Made Plans in Arun District Council's Local Planning Authority Area are: Aldingbourne; Angmering; Arundel; Barnham & Eastergate; Bersted; Bognor Regis; Clymping; East Preston; Felpham; Ferring; Kingston; Littlehampton; Rustington; Walberton;

Aldwick does not currently have a Neighbourhood Plan in production.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

PLANNING

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 not considered to comply with relevant Development Plan policies in that it would not be subservient to the existing dwellinghouse.

The proposal is considered to preserve the character of the Conservation Area in that it would have a neutral impact on the Conservation 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.

The proposed development is not subservient to the existing dwellinghouse due to the doubling of the size of the house to the rear and side of the property however this extension would not cause a harm to the appearance of the host dwelling and wider street scene. It would have a limited impact on the street scene, the Conservation Area, the Area of Special Character and a limited impact on the neighbouring building of special character because it is to the rear of the dwellinghouse with limited views to the sides of the dwellinghouse as its front elevation is setback a significant distance from the highway and the rear extension would be predominantly obscured by the bulk of neighbouring properties which have the same front building line as the applicant's property.

CONCLUSIONS

PRINCIPLE

The application site falls within the built up area boundary where the principle of development is acceptable in accordance with policy GEN 2 of the Arun District Local Plan subject to compliance with relevant development plan policies. In this case the key relevant policies are policies GEN7, DEV19, AREA 1, AREA 2 and GEN 22 of the Arun District Local Plan, the Supplementary Planning Documents - Conservation Areas & Craigweil House Conservation Area Statement, Areas of Special Character and the Aldwick Parish Design Statement.

DESIGN AND VISUAL AMENITY

The proposal includes a significant extension of the property to the rear (including the side) at ground floor and first floor levels such that the proposal would not be subservient to the existing dwellinghouse and would not comply with policy DEV 19 of the Arun District Local Plan however this does not affect the street scene or the character of the local area and the development is considered commensurate with the plot size.

The impact of the proposal on the front elevation is of a 3 metre first floor extension to the east side of the property above an existing garage leaving a 5 metre gap between neighbouring properties and a small front extension 1.2 metres in length. In addition pitched verandah style roof would extend 1.2 metres at ground floor level in front of the existing garage and also the alteration of all facing materials including the facing brick, roof tiles, windows, doors, garage doors and rainwater goods.

The design itself is considered to be reasonably attractive in that it upgrades and modernises a somewhat dilapidated property and is sympathetic to the existing property in that it retains the current roof shape and general proportions of the building, dark brown clay roof tiles and traditional bricks at first floor level.

The proposal would represent less than a 10% increase in the volume of the front elevation and therefore would not have a significant impact on the street scene. It would be generally considered to respect the spatial relationship of residential properties in the area in that a substantial number of nearby properties including 8 -14, 18 -22 and 23 - 27 Kingsway have similar or lesser gaps than the 3.9 metres at ground floor level and 5 metres at first floor level that would remain between 19 and 21 Kingsway and the 2.6 metres gap that would remain between 17 (a bungalow) and 19 Kingsway the applicant's property. In addition the proposal retains the 18 metre setback of the property from the highway respecting the building line of no.21 Kingsway which protects the sense of spaciousness and views up and down Kingsway.

For the above reasons the proposal is considered to comply with policies GEN 7 of the Arun District Local Plan and the Aldwick Parish Design Statement.

SETTING OF THE BUILDING OF SPECIAL CHARACTER (21 Kingsway), AREA OF SPECIAL CHARACTER AND CONSERVATION AREA

It is necessary when considering this application to consider the impact of the development on the setting of 21 Kingsway a dwellinghouse locally listed as a building of special character within an area of special character and whether or not the proposal preserves and enhances the Craigweil House Conservation Area.

Concerns were expressed by the Councils Conservation Officer and a local resident that the proposed extensions would adversely impact upon the Conservation Area and Locally listed building in that the dwelling would

- 1) Be significantly larger than the host dwelling, and somewhat subsume it
- 2) The proposed roof line obscures the host dwelling, as does the proposed deep veranda-style frontage.
- 3) It is considered that the proposed is dominant in its setting, and would affect the setting of the adjacent building, which is on the List of Buildings and Structures of Local Interest,
- 4) It would impinge on the intended visual gap between buildings.

The proposed front elevation plan was amended during the process of the planning application to restore the roof line to its original roof line and to significantly reduce the veranda style roof at ground floor level across the front of the property. This forward projection would be balanced by the removal of the existing flat roof front porch which is clearly at odds with design of the overall dwelling.

With respect to the size of the dwelling, as mentioned above, most of the extensions are behind the front elevation and would have a neutral impact on the street scene and historic setting of the neighbouring property and character of the Conservation Area.

The increase in the front elevation area is minimal at less than 10% of the overall area and is not considered to significantly affect the spatial relationship between neighbouring properties in itself and when compared to the spatial relationship of nearby residential properties within the historic setting as a whole such that a refusal on grounds of failing to preserve or enhance the character of the Conservation Area or Area of Special Character nor impact negatively on the neighbouring Building of Special Character, could not be warranted.

The proposal is therefore considered to comply with policy AREA 1, AREA 2 and GEN 22 of the Arun District Local Plan and the supplementary planning documents Conservation Areas, Areas of Special

Character and the Craigweil House Conservation Area Statement.**RESIDENTIAL AMENITY**

The proposed side extension at first floor level would block some light and have a limited overbearing impact on the first floor window in the side elevation of no. 21 Kingsway which the sole window to an upstairs bedroom. The aspect of the window is currently filled by the side elevation of the applicant's property with the first floor extension moving the facing elevation 2 metres closer. In addition the window is located very close to the south facing frontage of the dwelling house such that the loss of light would be limited and the aspect of the window toward the street frontage would not be adversely affected.

The Council uses the 45 degree rule to assess whether a proposed development would adversely affect a neighbouring property. The proposed rear two storey extension would not intersect a 45 degree line drawn from the rear elevation windows at 21 Kingsway.

The ground floor rear extension is not considered to have a significant impact on the residential amenity of 21 Kingsway as it would only have a flat roof height of 2.8 metres would be set back from the boundary by 2.5 metres leaving a 5 metre gap between the properties and there is a 2 metre close boarded fence in between.

At 21 Kingsway there is a window in the side elevation of a hexagonal rear extension facing the ground and first floor extensions at a 45 degree angle however this window is a secondary window to the main window at the rear of the extension and this is not considered to be adversely impacted in terms of a loss of light, overbearing impact or loss of privacy as there are no windows other than high level windows at ground and first floor in the proposed side elevation facing the property.

No. 17 Kingsway on the west side does not have any primary habitable room windows facing the west facing side elevation of the proposed extensions and the proposed extension would not extend beyond the rear elevation of the neighbouring property.

The properties to the rear would be beyond 40 metres from the proposed rear elevation and would not be significantly affected by the development.

No objections have been made by neighbouring properties in respect of a loss of residential amenity. For the reasons set out above the proposed development is not considered to significantly adversely affect the residential amenities of the neighbouring properties in terms of loss of light, overbearing impact or loss of privacy and would comply with policies GEN 7 (iv) and policy DEV19 (iii) of the Arun District Local Plan.

PARKING AND HIGHWAYS

No new accesses are proposed and the property has ample parking areas on the driveways and in the proposed garage such that the proposal complies with policy GEN 12 of the Arun District Local Plan

CONCLUSION

The proposal is deemed to be in accordance with relevant development plan policies and with the exception of DEV 19 of the Arun District Local Plan and materials considerations allow for a determination of this application contrary to policy and as such the application 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 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 received on 16th May 2018;

Sheet 1a of 5 - Proposed Ground Floor Plan and Block Plan.

Sheet 2a of 5 - Proposed First Floor Plan.

Sheet 3a of 5 - Proposed Elevations

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DEV 19 and GEN 7 of the Arun District Local Plan.

- 3 All of the windows in the east and west elevations at first floor level shall be fixed and entirely obscure glazed and shall be maintained as such at all times.

Reason: In the interests of the amenities of the occupants of nearby properties in accordance with policies GEN7, DEV19 of the Arun District Local Plan.

- 4 Prior to their installation details of the proposed fenestration shall be submitted to and approved in writing by the Local Planning Authority. The details so approved shall be used in the implementation of the planning permission hereby approved.

Reason: In the interests of the character and appearance of the conservation area and area of special character in accordance with policies GEN7, AREA1 and AREA2.

- 5 **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 identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.