

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

REF NO: AW/74/22/HH

LOCATION: Pennyfarthing
5 Kingsway
Aldwick
PO21 4DQ

PROPOSAL: Two storey rear extension. This application affects the character and appearance of the Craigwell House Conservation Area.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a two storey rear extension.

REPRESENTATIONS

Aldwick Parish Council provided no objection.

No representations received from nearby occupiers.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

None.

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
HERSP1	HER SP1 The Historic Environment
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
DSP1	D SP1 Design

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

CONCLUSIONS

PRINCIPLE

The key policies 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 proposed extension is located to the rear of the property and is not visible from the wider area.

There is an existing conservatory and this will be replaced with a two storey extension. This extends to the same depth as existing at 4.5m although will increase in height.

The extension will have a barn hip roof and extends from the ridge of the dwelling and therefore will add some bulk to the rear. The design and appearance of the extension is however well integrated with the host dwelling. A dormer is proposed to the western side, although this is minor in size.

The proposal appears appropriate in scale to the size of the dwelling and does not appear an overdevelopment of the plot.

Materials will match the host dwelling which again ensures its sympathetic in appearance.

The Arun Design Guide states 'Extensions should respond to and complement the existing character and appearance of the building and wider townscape in terms of scale, massing, materials, openings and roof form'. 'Positioning extensions below the roof ridge line of the existing property will also help to create visual subservience'. The proposal is not subservient as it is not set below the existing roof line however it does 'preserves external garden amenity space to at least 10.5m depth'. 'Favours small scale dormer windows with pitched roofs over large, flat box-shaped designs.' The dormer complies with the design guidance.

With no viewpoints from the wider area, the proposal will not result in adverse harm upon the character of appearance of the area and accords with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The extension will have a depth of 4.5m and runs along approximately half of the rear elevation of the dwelling.

The extension will not result in adverse overbearing or overshadowing on amenity as a result of the separation distance retained to the boundaries at 8.4m and 24m. The roof slopes away from the boundaries. As a result of the separation the proposal does not intersect a 45 degree angle from windows to the rear of neighbouring properties.

A dormer is proposed to the western side elevation of the extension. This has a depth of 1.2m, a width of 1.7m and a height of 2.3m. Whilst some distance from the boundary, it does have the potential for direct views over the garden of No.3 and it will be conditioned to remain obscured glazing, serving a bathroom.

There will be a rear facing juliet balcony to the first floor although this will not provide adverse

overlooking with no views direct into neighbouring properties. It will provide some views into neighbouring gardens although when looking at a 45 degree angle this is minimal. There will be two rooflights to the eastern side. This retains 24m to the boundary and will not result in adverse overlooking.

The proposal will not result in harm by way of overlooking, overbearing or overshadowing upon neighbouring amenity in accordance with D DM1 and D DM4 of the Arun Local Plan.

IMPACT ON THE CONSERVATION AREA

The site falls in the Craigweil 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 asset in this case is of some significance.

Para 195 requires the LPA consider the significance of the impact on that heritage asset. The proposal will have limited impact on the significance of the heritage asset. This is a result of the siting of the proposal which is to the rear of the property and as such there are no views from the wider Conservation Area. Materials will match the host dwelling and is integrated with the existing design of properties within the area.

Where the building is located in a Conservation Area, Section 71(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 Act states:

In the exercise, with respect to any buildings or other land in a Conservation Area of any powers (under the Planning Acts), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Whilst the proposal does alter the appearance of the building, the proposal is not considered to materially affect the character or detract from the visual appearance of the Conservation Area and is not considered to harm the significance of the heritage asset in accordance with HER DM3 of the Plan.

SUMMARY

The proposed development accords with relevant development 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 Plan
- Site Plan
- Proposed Elevations - Rev B
- Proposed Ground Floor Plan - B
- Proposed First Floor Plan - B

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 to the dormer on the western elevation of the building shall at all times be glazed with obscured glass and only openable at a high level, at least 1.7m above finished floor level.

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

- 4 The materials and finishes of the external walls and roof of the building hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policies D DM1 of the Arun Local Plan.

- 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 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.