

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

REF NO: AW/77/19/HH

LOCATION: The White House
24 Kingsway
Aldwick
PO21 4DH

PROPOSAL: Installation of a detached timber garden room. This application affects the character and appearance of the Craigweil House Conservation Area

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct an timber outbuilding to the rear garden of the property.
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RELEVANT SITE HISTORY

AW/189/15/TC	Fell 1 No. Eucalyptus tree within the Craigweil House Conservation Area.	No Objection 12-08-15
AW/185/15/HH	Demolition of existing rear sun room & erection of new single storey rear extension. This application affects the character & appearance of the Craigweil House Conservation Area.	ApproveConditionally 12-08-15
AW/195/89	Loft conversion to existing domestic dwelling	ApproveConditionally 09-10-89
AW/72/19/TC	Removal of 1 No. Laurel Bush within the Craigweil House, Aldwick Conservation Area.	No Objection 08-04-19
AW/102/17/TC	Fell 1No. Holly tree within the Aldwick, Craigweil House, Conservation area.	No Objection 25-05-17
AW/60/17/TC	Height reduction to 14No. Leylandii trees, crown reduction to 1No. Cherry Blossom & crown reduction to 1No. Laurel.	No Objection 28-03-17

AW/184/14/HH	Retrospective application for the erection of a 6 panel, 1.5 m (h) x 1.5 m (w) fence at the north boundary of the property. This application affects the character and appearance of the Craigweil House Conservation Area.	Refused 22-09-14 Appeal: Dismissed 11-12-14
AW/175/14/TC	To remove the stump of 1 No. Bay Tree within the Craigweil House Conservation Area	No Objection 05-08-14
AW/260/12/TC	Trim 3-4 m all around and tidy up of foliage, branches and bushes that have grown on it to 1 No Holly Tree within the Craigweil House Conservation Area	No Objection 12-11-12
AW/48/12/TC	Reduce tops of 14 no. Lleylandi trees by a maximum of 3m within the Craigweil House Conservation Area.	No Objection 24-04-12
AW/159/11/TC	Crown reduction by 50% to 1 No Eucalyptus tree and crown reduction by 50% to 1 No Holly tree within the Craigweil House Conservation Area	No Objection 19-08-11
AW/73/11/TC	Various tree surgery to include felling of 4 trees within the Craigweil House Conservation Area.	No Objection 10-05-11

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Aldwick Parish Council

Aldwick Parish Council raised no objections to the proposal.

1 letter of objection from a nearby occupier.

- The garden room does not make a positive contribution to the Conservation Area or host dwelling.

CONSULTATIONS

Arboriculturist

Natural England

Conservation Officer

Directorate of Airspace Policy

CONSULTATION RESPONSES RECEIVED:

Conservation Officer - The area to accommodate the structure appears well screened and not particularly visible from the road. It is considered acceptable due to its location. It is therefore considered the design will have a neutral impact upon the character and appearance of the Conservation Area.

Natural England - Have no comment to make on the application.

POLICY CONTEXT

Designation applicable to site:

Built up area boundary

Tree Preservation Order

Conservation Area.

Locally Listed Building

DEVELOPMENT PLAN POLICES

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

DDM1	D DM1 Aspects of form and design quality
DSP1	D SP1 Design
SDSP2	SD SP2 Built-up Area Boundary
HERDM3	HER DM3 Conservation Areas
HERSP1	HER SP1 The Historic Environment
HERDM2	HER DM2 Locally Listed Buildings or Structures of Character

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. As stated in SDSP2 the key policies considered are DDM1 of the Arun Local Plan.

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

It is noted the proposal would ordinarily fall under permitted development however as the dwelling is located within a Conservation area and the outbuilding is situated on land between a wall forming a side elevation of the dwellinghouse and the boundary of the curtilage the dwellinghouse permission is required.

SITE HISTORY

An application was submitted for the removal of a laurel bush which is to be removed to allow for the siting of the garden room. The tree officer raised no objection to this.

DESIGN AND VISUAL AMENITY

The outbuilding is sited to the eastern elevation of the dwelling. To the front of the property there is sufficient planting which screens much of the view from the street scene. The outbuilding is also situated 18m behind that of the front boundary of the property and as a result does not appear unduly dominant and again helps to restrict potential views from the wider area.

The garden room is to be constructed with natural thermowood cladding and is considered to blend in well with the surrounding environment.

Due to the siting and design of the garden room, the development is not considered to adversely impact upon the spatial pattern or character of the area and accord with DDM1 of the Arun Local Plan.

CONSERVATION AREA

The garden room is located within the Craigweil House Conservation Area. There is sufficient space in the garden to accommodate the structure and it is not particularly visible from the road. The structure is of a standard design however is considered acceptable due to its location. It is therefore considered the proposal will have a neutral impact upon the character and appearance of the Conservation Area and accord with HERDM3 of the Arun Local Plan. It will not create harm to the designated heritage asset.

LOCALLY LISTED BUILDING

Paragraph 197 of the NPPF states ' The effect of an application on the significance of a non designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non heritage assets a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset'.

As a result of the siting which is 5m from that of the dwelling and its modest size and design it is not considered that will proposal will result in any adverse harm upon the significance of the asset and accord with HERDM2 of the Arun Local Plan.

RESIDENTIAL AMENITY

The garden room is situated approximately 1m from the boundary to the east. It will run along the boundary with a length of 6.5m and a depth of 3.35m It will have a lean to roof with a maximum height of 2.5 reducing to 2.1m.

There will be doors to the front and a window to the side elevation which will overlook the rear garden of the property with 23m retained to the western boundary and 13m to the rear. As a result of its single storey development and modest size it is not considered to give rise to any adverse overlooking, overbearing or overshadowing upon neighbouring amenity and accord with DDM1 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord with 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
 - Location Plan - 201596L01C
 - Block Plan - 201596B01C
 - Floor Plan - 201596P01A
 - Proposed Elevations - 201596E01
 - 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.