

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

REF NO: AW/85/18/HH

LOCATION: 54 Kingsway
Aldwick
PO21 4DN

PROPOSAL: Two storey side extension, front porch & external cladding to front elevation and render (off white) to side and rear elevations. This application may affect the character & appearance of the Craigweil House Conservation Area.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Two storey pitched roof side extension with porch to front.
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REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Aldwick Parish Council

REPRESENTATIONS ON AMENDED SCHEME:

Aldwick Parish Council: object:

- Does not sympathetically relate to and is not visually integrated with the existing building in siting, massing, design, form scale and materials (specifically materials).
- Would lead to overshadowing and overlooking and have an overbearing effect on neighbours.
- Compromises the established spatial character and pattern of place.
- Harms important views into and out of the Conservation Area.

2 letters of objection:

- Fail to preserve or enhance the area. Do not show any positive contribution to anything.
- Ignores criteria relating to 'infilling at first floor level' in the Conservation Area Statement.
- Infilling space above garage is unsympathetic and compromises the space between property, contrary to the general street scene and pattern of development CHCA.
- Proposals have a considerable and unacceptable impact in the immediate area.
- Para HER DM3a stresses the importance of the 'spaces between buildings'
- Does not reflect policy statement set out in HER DM3b
- Block like effect will have a prominent and adverse effect upon the surrounding area - nearby conservation area
- Removal of garages mean cars permanently on show.
- Not enough space in front garden for parking. 4 bed house requires a total of at least 3 spaces.
- CHCA has Article 4 Direction. In the CHAC Statement, at(3) Opportunities for Improvement, it says at b) The use of Article 4 Directions to:- and at (iii) Prevent the hard standing of front gardens and verges.' This is ignored by this application.
- No details of materials given re: colour, texture and type of cladding.

- Examples of similar development not come from Conservations areas, but many come from quick build, developer estates.
- Too close to my boundary would block all light.
- Will not allow access via my property.

3 letters of support:

- Considered to be sympathetic to surroundings, would enhance the street scene.
- Architectural elements can be seen on other remodelled properties on Kingsway.
- Would improve rather than detract from the street scene.
- Remarkable improvement to the house.
- Enhance character and appearance of estate.

REPS TOP ORIGINAL (SUPERCEDED) SCHEME:

Aldwick Parish Council: Object:

4 Letters of objection:

- Policy Dev 19 refers to special awareness of surrounding buildings. So close to No 52 Kingsway and infilling the space above the garage, it is unsympathetic and compromises the space between property, contrary to the general street scene and pattern of development in the CHCA
- At Policy GEN7, (iv) it says Development; 'does not have an unacceptable adverse impact on adjoining occupiers' 'Then at (v) Development will be permitted provided it takes account of any unacceptable adverse impacts that may arise from adjoining land uses or property.' Again clearly, these proposals have a considerable and unacceptable impact in the immediate area.
- Proposal near Conservation Area and would not comply with the emerging District Plan, Para c of HER DM3.
- Proposal would be contrary to Policy GEN 21 as it would not make a positive contribution to surroundings or street scene.
- No indication as to the colour of the proposed cladding material.
- Blocks all light to my dining room and side path.
- Not in keeping with neighbourhood, estate and local environment.

CONSULTATIONS

Conservation Officer

CONSULTATION RESPONSES RECEIVED:

CONSULTEE COMMENTS TO AMENDED SCHEME:

Conservation Officer:

As previously commented, the character of the conservation area is varied with a mixture of property types and ages. Certain characteristics of note in the estate include the use of render.

The existing property is a detached structure built in the 1970's, which does not appear to have changed considerably since it was constructed. The age and appearance of the property mean that it is of no significance, and is considered to be suitable for change/adaptation.

The revised two storey side extension is more in keeping with the host building in terms of its location,

size and the resulting roof form.

Conservation Area Advisory Committee: Object to this application. Effect on building is too drastic. Roof slope is unsympathetic.

POLICY CONTEXT

Designation applicable to site:

Within Built-up Area Boundary
Pagham Harbour Access Management Zone B
2km Buffer for SSSI: Pagham Harbour and Bognor Reef
Trees Preservation Orders - Bognor No. 2

DEVELOPMENT PLAN POLICES

SDSP2	SD SP2 Built-up Area Boundary
DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
HERDM3	HER DM3 Conservation Areas

PLANNING POLICY GUIDANCE:

NPPG	National Planning Practice Guidance
NPPF	National Planning Policy Framework

SUPPLEMENTARY POLICY GUIDANCE:

SPD10	Aldwick Parish Design Statement
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CONCLUSIONS

PRINCIPLE:

The key Policy considerations in the determination of this application are deemed to be D DM1 and D DM4, HER DM3 and TSP1 of the Arun Local Plan 2011-2031.

DESIGN AND VISUAL AMENITY/ IMPACT ON THE NEARBY CONSERVATION AREA:

The scheme amends the previous scheme for a 2 storey side extension. The amended scheme redesigns the roof form. It sets the ridge significantly lower than that of the host dwelling and feature 2 dual pitch roofs in an m-formation which significantly reduces the visual bulk of the extension over the previous proposal.

The amended scheme sets the proposed extension in from the common boundary by 0.906m and it would be set in a further distance from the side elevation of adjoining property (52) such that the proposal would be set in from the side elevation by at least 1m.

Policy HER DM3 : Conservation Areas states that:

In order to preserve or enhance the character or appearance of the Conservation Area, planning permission or relevant consent will normally be granted for proposals within or affecting the setting of a Conservation Area, subject to criteria a-f:

- a. New buildings and structures acknowledge the character of their special environment in their layout, form, scale, detailing, use of materials, enclosure and the spaces created between buildings;
- b. Alterations or additions to existing buildings are sensitively designed, constructed of appropriate materials and are sympathetic in scale, form and detailing and retain or emphasise the features and qualities of the existing buildings, townscape or streetscape in the area;
- c. Traditional features such as shop fronts, walls, railings, paved surfaces and street furniture are retained and restored;
- d. Unsympathetic features are removed and missing features are restored or reinstated;
- e. It retains historically significant boundaries, important open spaces and other elements of the area's established pattern of development, character and historic value, including gardens, roadside banks and verges;
- f. It does not harm important views into, out of or within the Conservation Area.

The Conservation Officer has commented on the amended scheme and does not object for the reasons given above.

The proposed external materials are as follows

Doors: Existing: uPVC - Proposed: Timber/aluminium

Roof: Existing: Concrete tiles - Proposed: Eco slates in dark grey

Walls: Existing: Facing brick and tile hanging - Proposed: Fibre cement cladding and off white render

Windows: Existing: uPVC - Proposed: Aluminium/uPVC

The applicant has not provided all details regarding the proposed external materials e.g. colour of cladding. The Conservation Officer considered it is not clear from the plans what the cladding will look like, or what colour it will be. They note there is limited information as to the colour of windows, front door, and roofing materials. Such detail affects the impact of the proposal upon the area, and should be provided. Full material details have been requested but have not yet been provided. Officers consider the materials are acceptable in principle, subject to further details being provided via a condition be imposed on any planning permission. Should details of materials be submitted prior to Committee an update will be provided.

With regard to the 'spaces between buildings' as stated in a) of policy HER DM3 of the ALP it is considered that the proposal would provide sufficient space between properties as it would be set in from the side elevation of adjoining property (52) by at a minimum 1m. Officers consider the separation distance would be acceptable having regard to the height of the extension.

The Conservation Officer has not objected and has not commented that the size/scale of the proposal would be such that the side extension would have a detrimental impact upon the Conservation Area.

Objection has been raised stating the removal of garages will mean cars permanently on show. The existing parking allows cars to the front of the property and as such it is not considered that vehicles would be on show would have a detrimental impact upon the nearby Craigwell House Conservation Area. Parking is discussed in the Parking and Highway section.

Having regard to the Conservation Officers comments, it is considered the proposal is sympathetic in scale, form and detailing and would be in keeping with the street scene with regard to size and scale and would not have a detrimental impact on the surrounding buildings. Subject to agreement on materials the proposal is acceptable and adheres with Criterion a-f set of policy HER DM3 of the ALP, policy D DM1 and criteria a, b, d and e of policy D DM4. Additionally it is considered the proposal adheres with the Aldwick Parish Design Statement, in particular pages 14 and 15.

RESIDENTIAL AMENITY:

It is noted there are windows in the side elevation of adjoining property (52), one at first floor and one at ground floor. From an assessment of the plans the proposal would be set in from the side elevation of adjoining property (52) by at least 1m. Officers consider this is a suitable separation distance considering that the proposal would have 2 storeys.

From an assessment of the plans and the officers site visit it is considered that the proposal would not, given the separation distance, lead to detrimental levels of overlooking to either window in the side elevation of 52 which would face the 2 storey extensions.

While a number of windows are proposed in the side elevation of proposed extension, annotations on amended plans state first floor windows are to be obscure glazed and fixed shut below 1.7m. The ground floor windows are small, high-level windows shown to be obscure glazed. In order that the windows are obscured a condition is proposed. Officers do not consider the windows in the side elevation of the proposed side extension would lead to detrimental levels of overlooking.

The windows in the front elevation would allow views out toward the highway, and over front gardens of neighbouring properties, areas already overlooked.

With regard to windows in the rear elevation of the extension, it is noted that some views would be available out over the rear gardens of adjoining properties. Officers consider that any overlooking would be at an angle and out over the rear portions of the rear gardens, which would be such that it would not be considered to be detrimental. It is noted that some overlooking already occurs out over the rear gardens from existing windows in the rear elevation of the host dwelling. It is noted that the first floor rear window in the extension serves an en-suite bathroom and the applicant may choose to obscurely glaze this window, reducing views out.

The proposal would not have a detrimental impact on the occupiers of adjoining and neighbouring properties with regard to, overlooking, overshadowing, overbearing effect and loss of light/sunlight.

As such it is considered that the proposal would comply with policies D DM1 and D DM4 criterion 3. of the Arun Local Plan 2011 - 2031.

PARKING AND HIGHWAY SAFETY:

The NPPF supports the adoption of local parking standards for both residential and non-residential development. The Council has adopted the SPG - Parking Standards Arun District 2000 and the West Sussex County Council guidance on Parking Provision. Development proposals should comply with the appropriate guidance as set out within these documents.

Currently there is space for the parking of 3, if not 4 cars, cars off-road to the front of the dwelling.

With no on road parking restrictions. The applicant has confirmed on the submitted application form that the proposed works would not affect the existing parking arrangements.

The proposal would adhere with the WSCC guidance on parking provision. Therefore it is considered that the proposal would not have a detrimental impact on parking and highway safety.

As such the proposal would comply with Policy T SP1 of the Arun Local Plan 2011-2031

TREES:

There are no trees which would be affected by the proposed 2 storey side extension.

SUMMARY:

It is recommended that, having regard to the above assessment, that planning permission is granted subject to appropriate and reasonable conditions.

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:

07/141-001, 07/141-002, 07/141-003 rev B, 07/141-004 rev B, 07/141-005, 07/141-006 rev B and 07/141-007 rev B

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM 1 and D DM4 of the Arun Local Plan.
- 3 The windows in the side elevation of the building shall at all times be glazed with obscured glass and fixed to be non-opening below 1.7m from the floor of the room which they serve.

Reason: To protect the amenities and privacy of the adjoining property in accordance with Policies D DM1 and D DM4 of the Arun Local Plan.

- 4 No development above damp proof course (DPC) level shall take place unless and until a schedule of materials and finishes to be used for external walls and roofs of the proposed extension have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the extension.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with policy D DM1, D DM4 and HERDM3 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 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.