

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

REF NO: **AW/86/15/HH**

LOCATION: 87 The Fairway
 Aldwick

PROPOSAL: Single storey rear extension, reduce length of eastern garage with provision of new front skirt tiled roof to eastern garage, extend existing western lean-to roof & replace existing front black timbers. This application affects the character & appearance of the Aldwick Bay Conservation Area.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

Single storey rear extension measures approximately 9.7m in width, depth of 4m with a maximum height of 3.7m.

Reduce the length of the attached garage on the eastern side by approximately 1m and install hipped tiled roof to front.

Extend the existing lean-to roof on the western by approximately 1.3m with a height of 1.7m .

Installation of roof lights on the western side roof slope and on the rear extension.

SITE AREA

Approximately 927 square metres.

RESIDENTIAL DEVELOPMENT DENSITY (NET) N/A

TOPOGRAPHY

Predominantly flat

TREES

Removal of part Leylandii hedging to the rear on the western side due to Building Regulations requirements for depths of foundations.

BOUNDARY TREATMENT

Front has wall approximately 1m in height supplemented by established shrubs over 1m in height, rear has close boarded fencing plus hedging approximately 2m in height and tree screening, west side boundary hedging approximately 2m in height, east side boundary has close boarded fencing supplemented by tree screening.

SITE CHARACTERISTICS

Detached two storey property with integral garage on western side, attached flat roof garage on eastern side with in an out gravel

driveway. The front elevation of the property has a mixture of rendered walls painted white, black timber beams and herringbone brickwork on the upper level, rear elevation is rendered painted white, red tiled roof with white window frames.

CHARACTER OF LOCALITY

Within the Aldwick Bay Conservation Area. Private residential estate comprising detached properties on large plots of various styles and designs.

RELEVANT SITE HISTORY

None

REPRESENTATIONS

Representations received:

Aldwick Parish Council

No objection

Members have no objection to the application.

Representation from the Aldwick Bay Company Ltd

No objection to the size of the rear extension provided that the materials used and the detailing match those of the original house.

Reducing the length of the garage is an improvement.

Addition of front skirt tiled roof would be an improvement although a fully skirt or complete tiled roof would be a more holistic/appropriate approach.

Extending the western lean-to is an improvement.

Replacing existing stained black timbers with unstained/untreated English Oak will be an improvement.

The application makes no mention of replacing the timber windows with aluminium.

Comments on Representations received:

Rep comments noted

See conclusions section of the officer's report. If approved, a condition will be imposed regarding materials. The replacement of the existing windows does not require planning permission.

CONSULTATIONS

Conservation Officer

Consultations responses received:

Conservation Officer

The proposed works are mainly to the rear of the property which will have little impact upon the conservation area.

The success of such a scheme will depend upon the quality of the materials used.

Relevant policies:

Arun District Local Plan 2003:
Area 2: Conservation Areas

Emerging Local Plan 2014:
Policy HER SP1 The historic environment
Policy HER DM3 Conservation Areas

Relevant SPD's:
Conservation Areas Supplementary Planning Guidance Note

Conservation Area Advisory Committee
No objection

Comments on Consultation responses:

Conservation Officer comments noted
If approved, a condition will be imposed regarding materials.

POLICY CONTEXT

Designation applicable to site:

Built Up Area Boundary
Within the Conservation Area
Tree Preservation Order
Area of Special Control for Advertisements

DEVELOPMENT PLAN POLICIES

Arun District Local Plan 2003: AREA2
DEV19
GEN2
GEN7

Publication Version of the Local
Plan (October 2014):

Conservation Areas
Extensions to existing residential buildings
Built-up Area Boundary
The Form of New Development
D DM1 Aspects of Form and Design
Quality
D DM4 Extensions and Alterations to
Existing Buildings (residential and non-
residential)
D SP1 Design
HER DM4 Areas of Special Character
SD SP2 Built-Up Area Boundary
HER SP1 The Historic Environment

PLANNING POLICY GUIDANCE

NPPF National Planning Policy Framework

SUPPLEMENTARY POLICY GUIDANCE

SPD2 Conservation Areas

POLICY COMMENTARY

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

Arun District Council's Development Plans:

Paragraph 215 of the NPPF ensures that specific policies in Arun District Local Plan 2003 can carry weight. The weight afforded to the policies with Local Plan policies can be assessed according to their level of consistency of the various policies with the National Planning Policy Framework.

Paragraph 216 of the NPPF confirms that weight can be given to policies in emerging plans from the day of publication. The Council resolved that the policies and maps in the Publication Version of the Local Plan be used in the determination of this planning application. Following 'publication' of the Local Plan a formal public consultation, examination and adoption process takes place.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The statement of representations procedure and statement of fact produced by the Council under regulation 19 explains that the consultation will take place on 30th October 2014 for six weeks.

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 and policies within them will be considered in determining planning applications. Made NDP policies will be considered alongside other development plan documents including Arun District Council's Local Plan. 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: Angmering, Arundel; Barnham & Eastergate; Bersted, East Preston, Felpham, Ferring, Kingston, Littlehampton, Rustington and Yapton.

There is no Aldwick Neighbourhood Development Plan under preparation.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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 considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area. The proposal would preserve the character of 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.

CONCLUSIONS

The application seeks to construct a single storey rear extension, reduce the length of the attached garage on the eastern side and replace the flat roof with a new front tiled roof, extend the existing lean-to roof on the western side and replace the existing wooden black timber decoration on the front with oak timbers.

The single storey extension will have a width of approximately 9.7m and will extend beyond the rear flank wall by approximately 4m with a hipped tiled roof to a height of approximately 3.7m. The extension is considered to be visually subservient to the host dwelling.

To the rear of the garage on the eastern side there is a bay window and at the present time the garage extends to this window. The application seeks to reduce the length of the garage leaving a gap of approximately 1m and create a hipped tiled roof to the front. The bay window is an original feature of the property and the reduction of the garage and provision of a tiled roof to the front is an improvement on the existing.

On the western side of the dwelling behind the garage there is a covered area part of which has a flat roof and the application seeks to infill this area with a hipped tiled roof to match the existing roof line. To provide additional light into this area two rooflights are proposed on the roof slope and, if approved, a condition will be imposed that these are conservation style rooflights.

The front elevation has decorative black timber beams on the upper level and these are to be replaced with natural oak beams.

With regard to residential amenity the neighbouring property to the west No 86 is set forward of No 87 and is sited approximately 5m away and the neighbouring property to the east No 88 approximately 7m away. With adequate distance to both properties it is not considered that the proposal would have a negative impact by way of overlooking or loss of outlook.

Area 2 Conservation Areas of the Arun District Local Plan states that any development should preserve or enhance the character of a Conservation Area and its setting. In this instance it is considered that the proposal preserves the character and appearance of the Conservation Area.

The application is therefore recommended for approval, subject to 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 for 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 a neutral impact has 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).

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 27th March 2015.

Location 1:1250, Block 1:500, Proposed Floor 1:50 Sheet 1 of 3.
Proposed Elevations 1:100, Proposed Roof Plan 1:200 Sheet 2 of 3.
Existing Floor 1:50, Existing Elevations 1:100, Roof Plan 1:200 Sheet 3 of 3.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

- 3 No development shall be carried out unless and until a schedule of materials and finishes and samples of such materials and finishes to be used for external walls and roof of the proposed alterations and 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 GEN7, AREA2 of the Arun District Local Plan.

- 4 The roof lights hereby permitted shall be a conservation roof light only which shall remain in place at all times. Any change will need to be agreed by the Local Planning Authority in an application on that behalf.

Reason: In the interest of amenity to achieve a building of visual quality in accordance

with policy GEN7, AREA2 of the Arun District 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.