

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

REF NO: AW/87/21/HH

LOCATION: 70 The Drive
Aldwick
PO21 4DS

PROPOSAL: Part demolition of existing extension & removal of bay window to erect single storey rear extension, detached outbuilding, additions to existing outbuilding & glazed screen. This application affects the character & appearance of the Craigweil House Conservation Area.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above

RELEVANT SITE HISTORY

AW/95/15/TC	Reduce new top growth by 300 mm & lateral growth by 200mm to 5 No. Leylandi, 1 No. Goat Willow, 1 No. Macrocarpa, 1 No Tamarisk, 1 No. Bay & 1 No. Pitasporum within the Craigweil House Conservation Area.	No Objection 18-05-15
AW/74/15/TC	Reduce crowns of 5 No. Leylandi trees by .6m & reduce west side back to boundary wall within the Craigweil House Conservation Area.	No Objection 20-04-15

REPRESENTATIONS

Aldwick Parish Council: No objection

No representation from nearby occupiers.

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

None

POLICY CONTEXT

Designation applicable to site:
 Tree Preservation Orders
 Conservation Area
 Pagham Harbour Zone B
 Within the Built Up Area Boundary
 2km Buffer for Site of Special Scientific Interest

DEVELOPMENT PLAN POLICIES

Arun Local Plan 2011 - 2031:

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
DSP1	D SP1 Design

PLANNING POLICY GUIDANCE:

NPPDG	National Design Guide
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD2	Conservation Areas
SPD2A	Craigweil House, Aldwick, Conservation Area Statement
SPD10	Aldwick Parish Design Statement

CONCLUSIONS

PRINCIPLE

The development is in the built-up area boundary where the principle of development is acceptable subject to accordance with relevant development plan policies. The key policies are D DM1 and D DM4 of the Arun Local Plan and Section M of the Arun Design Guide.

DESIGN AND VISUAL AMENITY

The property is a detached two storey dwelling with a detached store to the side set back from The Drive on the western boundary. The proposal includes a rear extension to the dwellinghouse, extensions to the outbuilding and introduction of a new outbuilding to the rear of the property.

There is a wall to the west elevation which has a height of 1.75m. The detached store will have a height of 2.75m.

Arun District Council recently adopted the Design Guide. It states development should be subservient to the main dwelling and the proposal complies with this in terms of scale and size. It states side extensions must not close important gaps in the street scene leading to terrace effect, or remove existing external access from front to back gardens. Whilst the proposal doesn't comply being in 1m from the southern side boundary, it is at single storey so is considered acceptable and there is a small gap remaining of 0.18m to the southern boundary.

The single storey rear extension will be sited along part of the south side elevation of property. It will be not visible from the street scene due to its location to the rear. The development by reason of its size and design will be subservient to the main property and its design is in-keeping with the host dwelling. The side extension will have a width of 13.5m and a maximum depth approximately 8.25m connecting to the

existing side extension. The extension will have a flat roof with sky lanterns to provide extra light, these are a common feature along The Drive and the rest of the estate.

The proposed outbuilding is situated at the rear of 70 The Drive and will not be visible to the street scene and the wider area due to its siting, and therefore will not have an impact on the character and appearance of the area. However, the outbuilding will be visible to the path and sea scene at the rear of 70 The Drive. However, the single storey nature of the building and distances involved are sufficient for there to be no unacceptable impact on character and appearance of the area at this point.

As a result this proposal is not considered to result in an adverse appearance on the street scene in accordance with policies D SP1 & D DM1 of the Arun Local Plan and J.01 of the Arun Design Guide which outlines that built form and character varies considerably throughout the Arun District as a whole and within the settlement character areas identified in section C.06 of the design guide.

RESIDENTIAL AMENITY

The single storey side extension will have a width of 13.5m, a maximum depth approximately 8.25m and a height of approximately 2.8m for the flat roof with the sky lanterns adding a further 0.5m. There is around 36m to the southern boundary of property. There are multiple windows and doors on south elevation of extension however it is not deemed to cause adverse harm to overlooking due to the distance to the boundary.

The single storey nature and the location of the outbuilding neighbouring long rear gardens means that there will be no overshadowing or overbearing effects on neighbouring occupiers. There are no windows or openings at the east and west elevations which could provide any overlooking or overbearing effects to 68 and 72 The Drive.

The Bi-fold doors on the southern elevation look to the rear of the host dwelling. There is also a proposed door and window on the ground floor to the east. These doors do not overlook any properties and there are no overbearing impacts.

As such, the proposed development is considered to be in accordance with D DM1(3) and D DM4(c) of the Arun Local Plan.

IMPACT ON HERITAGE ASSET

The property is located within the Aldwick Bay Conservation Area.

Paragraph 189 of the NPPF requires the LPA to identify the significance of the heritage asset affected by a proposed development. The heritage assets in this case are of some significance.

Paragraph 190 requires the LPA to consider the significance of the impact upon that heritage asset. Much of the alterations are retained within the existing footprint of the dwelling and the predominant visual alteration will consist of the change in external materials.

Whilst the works will result in a change in appearance, it is not considered the change in materials will unduly harm the character of the area and as such the proposal will have a limited impact upon the heritage asset and is considered to not cause harm to the significance of the heritage asset and therefore accord with HERDM3 of the Arun Local Plan.

The proposed screen to the rear comprised of clear glazed screen panels will be out of character with the conservation area but can be completed under the Permitted Development rights of the property under Part 2, Minor Operations, Class A (b).

SUMMARY

The proposed development is deemed to accord with relevant development plan 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.

CIL DETAILS

This application is not CIL Liable.

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:
 - Proposed Ground Floor Plan Sheet 1 of 5
 - Location and Block Plans, Proposed South and East Elevations Sheet 2 of 5
 - Proposed Outbuilding Floor Plan and Elevations, Glazed Screen Sheet 3 of 3
 - Existing and Proposed Store Floor Plan and Elevations Sheet 4 of 5
 - Existing Floor Plan, South and East Elevations, Existing and Proposed Roof Plan Sheet 5 of 5

- Design and Access Statement

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 **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.