

**PLANNING APPLICATION REPORT****REF NO:**      **AW/88/11/****LOCATION:**    3 The Fairway  
Aldwick**PROPOSAL:**   Rear single storey extension to dwelling**SITE AND SURROUNDINGS**

|                             |                                                                                                                                                                                                                                                                                                    |
|-----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DESCRIPTION OF APPLICATION  | The proposed single storey rear extension measures approximately 9m in width, depth of 3.1m and a maximum height of 3.9m.                                                                                                                                                                          |
| SITE AREA                   | Approximately 0.1 hectare.                                                                                                                                                                                                                                                                         |
| RESIDENTIAL DEVELOPMENT DEN | N/A                                                                                                                                                                                                                                                                                                |
| TOPOGRAPHY                  | Predominantly flat                                                                                                                                                                                                                                                                                 |
| TREES                       | None affected by the proposed development.                                                                                                                                                                                                                                                         |
| BOUNDARY TREATMENT          | Front boundary has dwarf wall plus shrubs/tree screening, side boundaries dwarf wall, rear boundary wall + close boarded fencing approximately 2m in height, east side boundary shrubs/tree screening, west side boundary flint wall + close boarded fencing/hedging approximately 2.5m in height. |
| SITE CHARACTERISTICS        | Detached two storey property with porch, attached garage with dormer above, annexe on east side to rear of garage, gravel in and out driveway with parking. The property has a Tudor style appearance with white rendered walls, herringbone brickwork with timber facing on gable, tiled roof.    |
| CHARACTER OF LOCALITY       | Private residential estate within the Aldwick Bay Conservation Area. The properties are detached, predominantly two storey of various styles and designs, some of notable character.                                                                                                               |

**RELEVANT SITE HISTORY**

|           |                                                                                                                                                                                    |                                    |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|
| AW/152/90 | Proposed replacement of existing faulty flat roof by pitched roof accommodating two bedrooms and bathroom with dormer windows (Revised plans showing internal access arrangements) | Approved Cond + S106<br>05-04-1991 |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|

|              |                                                                                                                                  |                            |
|--------------|----------------------------------------------------------------------------------------------------------------------------------|----------------------------|
| AW/119/95/T  | Reduce 1 Macrocarpa tree by approx 6 mtrs (20ft)                                                                                 | Refused<br>03-11-1995      |
| AW/38/02/    | Rear porch extension                                                                                                             | Approve Cond<br>02-05-2002 |
| AW/27/09/CLE | Application for Certificate of Lawfulness for an Existing Use - Letting of annexe to the main property on short or long-term let | Withdrawn<br>05-05-2009    |
| AW/109/09/   | Change of use of existing annexe to tourist accommodation with applicant dependant tie                                           | Refused<br>09-09-2009      |
| AW/213/09/   | Change of use of existing annexe to tourist accommodation (resubmission of application AW/109/09)                                | Approve Cond<br>10-12-2009 |
| AW/262/10/   | Change of use from dwelling with holiday accommodation annexe into single dwelling with rear single storey kitchen extension     | Approve Cond<br>21-01-2011 |
| BR/266/79    | Demolition of existing single garages to form double garage with studio/billiard room at rear                                    | Approve Cond<br>09-05-1979 |

**REPRESENTATIONS****Representations received:**

Aldwick Parish Council

Members voted in favour of supporting this application.

**1 Letter of Support**

The Aldwick Bay Estate board supports this application and considers that the current work being carried out at the property greatly enhances its appearance both internally and externally.

**Comments on Representations received:**

Noted

**CONSULTATIONS**

Conservation Officer

Conservation Area Advisory Com

**Consultations responses received:**

Conservation Officer

Awaited

Conservation Area Advisory Committee

No comment

**Comments on Consultation responses:**

None

**POLICY CONTEXT**

Designation applicable to site:

Built Up Area Boundary  
Within the Aldwick Bay Conservation Area  
Tree Preservation Order 2/58  
Area of Special Control for Advertisements  
No Public Sewer

### **DEVELOPMENT PLAN POLICIES**

|                           |                       |                                              |
|---------------------------|-----------------------|----------------------------------------------|
| Arun District Local Plan: | <a href="#">GEN2</a>  | Built-up Area Boundary                       |
|                           | <a href="#">GEN7</a>  | The Form of New Development                  |
|                           | <a href="#">DEV19</a> | Extensions to existing residential buildings |
|                           | <a href="#">AREA2</a> | Conservation Areas                           |

### **PLANNING POLICY GUIDANCE**

|      |                                       |
|------|---------------------------------------|
| PPS1 | Delivering Sustainable Development    |
| PPS5 | Planning for the Historic Environment |

### **POLICY COMMENTARY**

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual and residential amenity.

### **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.

### **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 extension on the rear of the property adjacent to the kitchen and study. A previous application AW/262/10 for the change of use from dwelling with holiday accommodation annexe into single dwelling with rear single storey kitchen extension was approved on the 21st January 2011. The annexe has been converted and this application seeks to construct a larger extension on the same footprint as previously approved.

The existing lobby extension sited on the eastern side of the dwelling is to be demolished and the proposed extension will infill the area between the existing annexe and conservatory. It will have a

maximum width of 9m, depth of 3.1m and a maximum height of 3.9m. The extension by reason of its height and design is considered to be visually subservient to the main dwelling. It will not be readily visible to neighbouring properties as it is set back behind the existing conservatory and annexe extension so will not impact on the residential amenities of any neighbouring property.

It will not be obtrusive in the street scene due to its rear location, nor would it harm the established character and appearance of the surrounding residential area or the Conservation Area.

It is therefore recommended to approve the application, subject to the following conditions.

## **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: Site 1:1250, Block 1:500, Floor 1:50, Elevations 1:100, Roof 1:500 Rev A received on 6th April 2011.

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 **INFORMATIVE:** Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

#### **SUMMARY**

This planning permission is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on visual or residential amenity on the surrounding area and its character and there are no material considerations to indicate otherwise.

#### **RELEVANT POLICIES**

**LOCAL PLAN:** GEN2, GEN7, DEV19, AREA2

**NATIONAL POLICIES:** PPS1, PPS5

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.