

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

REF NO: AW/94/21/HH

LOCATION: 217 Manor Way
Aldwick
PO21 4HS

PROPOSAL: Erection of new porch following the demolition of existing. This application may affect the character and appearance of the Aldwick Bay Conservation Area.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to erect a new porch following the demolition of existing.

RELEVANT SITE HISTORY

AW/302/19/T	Height reduction by 2m, reduce lateral spread to east by 2.5m, reduce north side by approx 1.5m, and lift lower crown to 1.5m 1 No. Evergreen Magnolia tree.	ApproveConditionally 17-12-19
AW/213/19/TC	Crown reduction by 3m and crown thin by 33% to 1 No. Magnolia tree within the Aldwick Bay Conservation area.	Objection 17-09-19
AW/123/19/TC	Partial fell to 1-3m in height 1 No. Eucalyptus tree within the Aldwick Bay Conservation area.	Withdrawn 15-05-19
AW/8/11/	Conservatory enclosure of small existing first floor balcony	ApproveConditionally 21-02-11
AW/249/04/	Two storey extension to rear of existing house	ApproveConditionally 17-12-04
AW/39/00/	Single storey extensions to drawing room, breakfast room and utility room	ApproveConditionally 13-04-00
AW/210/99/TC	Fell one bay tree within the Aldwick Bay Conservation	No Objection

REPRESENTATIONS

Aldwick Parish Council - No Objection.

Aldwick Bay Company Limited - No Objection.

No representations received from nearby occupiers.

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

None

POLICY CONTEXT

Built-Up Area Boundary

Conservation Area

Tree Preservation Order

Pagham Harbour Zone B

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:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD10	Aldwick Parish Design Statement
-------	---------------------------------

CONCLUSIONS**PRINCIPLE**

The key policies considered are D DM1 and D DM4 of the Arun Local Plan.

Aldwick Parish Council does not have a made neighbourhood Plan however does have a Parish Design Statement with the property located within Area 1.

DESIGN AND VISUAL AMENITY

The property is a large two storey detached dwelling with attached garage situated to north west of

Manor Way, Aldwick. The dwelling is set back from the road by around 17.8m and located in the Aldwick Bay Conservation Area. The property has a garden area to facing north west and a garden area with driveway to front facing south east. There is a porch to front principal south elevation that will be demolished. The surrounding area is residential in character and contains properties of similar design.

The proposals are for a new porch. The proposals will have a width of approximately 3.76m and depth of approximately 1.86m. The height will be approximately 3.78m to pitched roof. The porch will be to the front south elevation. The roof design is in-keeping with the property pitched roof and character of area so complies with policy D DM1. The proposal will be constructed of oak frames with a pitched tiled roof. It will be open in design with no windows or doors.

Due to the siting at front of property, the proposal will be visible from the street scene. However due to the proposal being single storey and visually subservient to main property it is not deemed to adversely impact the character of site or surrounding area so complies with D DM1 of the Arun Local Plan.

Arun recently adopted a Design Guide. It states that development should be subservient to the host dwelling and this complies in terms of scale and size. It also states that extensions should not project forward beyond the predominant building line. The porch will be behind the front elevation of the attached garage to south east so will comply.

The materials match dwelling and integrate with character of area and consist of clay roof tiles and oak frame timber supports so will comply with policies D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The proposals will have a width of approximately 3.76m and depth of approximately 1.86m. The height will be approximately 3.78m to pitched roof. Due to the minor addition of the proposals it is not deemed to significantly impact the existing amenity of area in terms of overbearing or overshadowing effect so complies with D DM4 of the Arun Local Plan.

Due to the large distance of 17.8m remaining to front boundary of property and no neighbours to front south east due to the Manor Way road there is no harm to overlooking.

Due to the 6.9m remaining to west boundary there is no harm to overlooking to neighbouring properties to west. Due to the siting of the proposal, there is no harm to overlooking to properties to the east due to the location of the existing attached garage which restricts views to east.

Due to the design and siting of the development proposed, the porch is acceptable because it does not give rise to adverse harm upon neighbouring amenity and accords with D DM1 and D DM4 of the Arun Local Plan.

IMPACT ON CONSERVATION AREA

The proposal is situated within the Aldwick Bay Conservation Area. Due to the siting of the porch at the front of the dwelling it will be highly visible from the street scene however due to the property set back from the road by around 17.8m and design of proposal integrates well with existing dwelling so has no adverse impact on Conservation Area. The proposed materials are timber frame supports with a pitched tiled clay roof which is similar design to main dwelling pitched roof and materials are appropriate to surrounding area so does not give harm and complies with Policy HER DM3 of the Arun Local Plan.

Under para 196 of the NPPF the development will lead to no harm to the conservation area due to its size, design and restricted views from street scene.

SUMMARY

The development is deemed to accord with relevant development plan policies 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:
 - Ground Floor Plan 217/1
 - Elevations 217/2
 - Ground Floor Plan 217/3
 - Elevations 217/4
 - Location Plan
 - Location and Block Plan DRG B3

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 and D DM4 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.