

PLANNING APPLICATION REPORT

REF NO: BR/35/19/HH

LOCATION: Culver Cottage
37 Aldwick Road
Bognor Regis
PO21 2LN

PROPOSAL: Two storey side extension including demolition of existing garden room. This application affects the character and appearance of the Aldwick Road Conservation Area.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to demolish an existing garden room to the western side of the property and construct a two storey extension of contemporary appearance.
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RELEVANT SITE HISTORY

BR/36/19/L	Listed building consent for a two storey side extension including demolition of existing garden room.	
BR/300/12/	Reinstatement of two chimney stacks & internal alterations.	ApproveConditionally 05-02-13
BR/128/12/L	Application for Listed Building Consent for reinstatement of 2 no. chimney stacks, removal of section of wall to form kitchen/dining room, removal of partition wall on landing & relocation of bathroom	ApproveConditionally 28-08-12
BR/170/01/L	Application for Listed Building Consent to take down and rebuild in a lime mortar 1:2 and a half, east boundary wall to match existing	ApproveConditionally 07-08-01

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Bognor Regis Town Council

Object on the grounds of design and appearance. It does not maintain the character of the listed building, having a negative impact on its heritage or that of the Conservation Area. It is in conflict with policy 1 of the NPD regarding proposals concerned with extensions and alterations of designated heritage assets, HER DM1 and HER DM3 to preserve and enhance listed buildings.

No representation received from nearby occupiers.

Conservation Area Advisory Committee - No objection, precise details of materials and finished should be submitted to the Conservation Officer.

CONSULTATIONS

Conservation Officer
Arboriculturist

CONSULTATION RESPONSES RECEIVED:

Conservation Officer - This Conservation Area predominantly comprises terraces. The area contains a limited number of detached houses, of which Culver Cottage is one. The application is considered to not cause harm to the significance of the heritage assets or their setting

Natural England - No objection. Based on the plans the proposed development will not have significant adverse impact upon statutorily protected sites or landscapes.

POLICY CONTEXT

Designation applicable to site:
Built up area boundary
Listed Building
Conservation Area

DEVELOPMENT PLAN POLICES

[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)
SDSP2	SD SP2 Built-up Area Boundary
DSP1	D SP1 Design
HERDM1	HER DM1 Listed Buildings
HERDM3	HER DM3 Conservation Areas
HERSP1	HER SP1 The Historic Environment

[Bognor Regis Neighbourhood Plan 2015 Policy 1](#) Delivery of the Vision

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

PRINCIPLE

The key policies considered are DDM1, DDM4 and HER DM1 and HER DM3 of the Arun Local Plan.

Policy D DM1 sets out 13 design aspects of which applications should be assessed against. These include: Character, Appearance, Impact, Innovation, Adaptability, Crime Prevention, Trees, Public realm, Layout, Public Art, Density and Scale.

Policy D DM4 sets out criteria for which applications relating to extensions and alterations of existing buildings must be assessed against. They generally seek to minimise the impact of the proposal on the character of the host dwelling, its neighbours and the locality.

Policy HER DM1 set out criteria for which proposals must meet in order to be acceptable. These include preservation or enhancement of the building, protecting its architectural and historical integrity, as well as its special interest. Additionally, proposals should protect the setting of these buildings.

Policy HERDM3 states proposals should seek to preserve or enhance the character or appearance of the Conservation Area.

Bognor Town Council has a 'made' Neighbourhood Plan with policy 1 of relevance to the application. Policy 1 relates to extensions and alterations of designated and non-designated assets. Proposals should identify the significance of any affected heritage asset and assess any harm and benefit. A heritage statement was submitted with the application with comments regarding this included within the report.

DESIGN AND VISUAL AMENITY

The proposal seeks to demolish a garden room and construct a two storey extension to the west elevation. The dwelling is detached with Aldwick Road to the north and Victoria Drive to the West. As a result of the siting of the host dwelling and proposed extension, the proposal is highly visible from the street scene.

The development would alter the appearance of the property in the street scene. The change is not necessarily harmful. Whilst the extension is clearly a new addition and not subservient it is well integrated in terms of scale and design with the height siting below that of the host dwelling. The development retains 2.7m to the west boundary and does not appear visually obtrusive or unduly dominant upon the street scene.

In contrast to the existing building, the proposal seeks contemporary materials. Zinc and cedar cladding is proposed to the front and rear elevation. The west elevation will be rendered to match the existing dwelling in colour-washed render.

The extension incorporates design features which give the property a modern character. Whilst these materials are not evident within the street scene, the surrounding area does consist of buildings of a variety of styles and designs and therefore the proposal is not considered to appear adversely out of character and instead is considered to add visual interest to the street scene and wider area.

The two storey extension by virtue of its size, location and design is not considered to give rise to any unacceptable adverse impact on the spatial pattern or character of the area and accord with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The two storey extension is 4.9m wide and runs along the western side elevation with a length of 7.6m which will meet with the rear of the property. It is designed with a flat roof and have a maximum height of 6m which sits just below the eaves of the host dwelling.

With roads adjacent to the property both at the north and west elevation the extension is not considered to appear adversely overbearing or overshadowing upon neighbouring amenity with sufficient separation to the boundaries.

There will be 2 windows to the front which overlook the street scene. To the west elevation there will be 4 additional windows however due to their design and the siting these are not deemed to give rise to any adverse overlooking upon neighbouring amenity and with Victoria Road running alongside this elevation views will mainly consist of the street scene. To the south there is 20m separation to the rear boundary and with a storage/parking area behind this and no neighbouring properties, the extension is again not considered to give rise to any adverse overlooking upon neighbouring amenity.

Due to the siting of the extension, the proposal does not harm neighbouring amenity by way of overbearing, overshadowing or overlooking and accord with D DM1 and D DM4 of the Arun Local Plan.

CONSERVATION AREA AND LISTED BUILDING

Culver Cottage has been subject to numerous external and internal alterations over the years resulting in a more open-plan property. There is a single storey extension to the front western elevation which is partly hidden behind a later, more substantial garden room. The proposal is to remove the garden room and single storey bathroom wing in favour of a new two storey side extension to the west of the property.

In contrast to the existing property, a contemporary approach has been taken to the extension. If an alternative design is used, the appearance of the existing building could be retained, while introducing a refined design that would enable the focus to remain on the original host property. It is considered that, in this context, this approach is acceptable. Internal alterations appear to be limited to the insertion of a new wall in the bathroom. Such a proposal is acceptable, subject to details such as skirting etc. matching the existing features.

The success of the proposal is be reliant upon the quality of the materials and finishes proposed. The application is considered to not cause harm to the significance of the heritage assets or their setting.

The proposal is considered to comply with HER DM1 and HER DM3.

TREES

There is a large tree located to the rear of the extension. No works are proposed to the tree however an informative will be included to ensure that adequate tree protection methods are in place and any consents required are in place should works be required at a later date.

SUMMARY

The proposed development is deemed to comply with relevant development 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.

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:

- Location and Block Plan
- North Elevation 599-105E
- South Elevation 599-107
- West Elevation 599-108 E
- Proposed Roof Plan - 599-104
- Proposed First Floor Plan - 599-103 E
- Proposed Ground Floor Plan - 599-102E
- Proposed Site Plan - 599-101

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 No development above damp proof course (DPC) level shall take place unless and until a schedule of materials and finishes and samples of such materials and finishes to be used for external walls and roofs of the proposed building 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 of the Arun Local Plan.

- 4 **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.
- 5 **INFORMATIVE:** The proposed development may affect trees within the site or on neighbouring land. The applicant should ensure that adequate tree protection methods are in place and any consents required from other land owners are in place.

BACKGROUND PAPERS

[The documents relating to this application can be viewed on the Arun District Council website by going to https://www.arun.gov.uk/weekly-lists and entering the application reference or directly by clicking on this link.](https://www.arun.gov.uk/weekly-lists)

BR/35/19/HH - Indicative Location Plan (Do not Scale or Copy)
(All plans face north unless otherwise indicated with a north point)



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