

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

REF NO: AB/106/21/HH

LOCATION: 188 Fitzalan Road
Arundel
BN18 9JZ

PROPOSAL: Construction of 1 x front dormer, enlargement of existing rear dormer to include juliet balcony and alterations to fenestration

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a front dormer and enlarge an existing rear dormer.
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REPRESENTATIONS

Arundel Town Council provided an objection.
- It does not meet the requirements of Section M01 or D DM4 of the Plan.

No representation received from nearby occupiers.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Built up area boundary

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

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

[Arundel Neighbourhood Plan 2018-2031 AR1](#) Arundel Built Up Area Boundary

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
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CONCLUSIONS

PRINCIPLE

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

Arundel has a made Neighbourhood Plan with policy AR1 of relevance to the application. The proposal complies being located within the built up area boundary.

DESIGN AND VISUAL AMENITY

The proposal is located to the front and rear of the dwelling and will be visible from the street scene.

The property currently has rooflights and these will be replaced with a dormer. This is modest in size located 1.3m above the eaves. The dormer will be tiled to match the host dwelling which will improve its integration in the roof slope.

The road consist of a variety of styles of property. Properties immediately next to the host dwelling consist of rows of terraced properties, similar in appearance. The properties opposite consist of semi detached bungalows.

Dormers are present within the locality, with one similar to that proposed at No.150 and as such the addition is not considered to appear significantly out of character.

Section M of the Arun Design Guide states 'Alterations to the roof profile should not detract from the character and appearance of the dwelling or wider area in any case, this can be achieved through smaller scale dormer windows with pitched roofs which, when used in combination, tend to be more successful than single, large flat-roofed box-shaped dormers'. 'Made of sympathetic materials to the existing or original building materials'. The proposed is a flat roof dormer which as such conflicts with the Design Guide. The materials match the host dwelling and with dormers frequently present within the street scene and it is not considered the proposed would significantly detract from the appearance of the dwelling within the street scene.

The development is not considered to result in any significantly harmful impact upon the character of the host dwelling, or its locality, in accordance with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

There is an existing rear facing dormer and the proposal will enlarge this and install a juliet balcony.

Due to the size and siting of the dormers to both the front and rear, contained within the footprint of the dwelling, it does not result in adverse overbearing or overshadowing upon amenity.

Views are already available over the rear as a result of the existing dormer and the enlargement is not considered to result in increased overlooking and there are no properties to the rear of the dwelling. The front facing dormer will provide views over the street scene.

The proposed development is not considered to result in adverse harm upon amenity by way of overbearing, overlooking or overshadowing and accord with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord with relevant development plan policies and as such is recommended for approval subject 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 - 00.01
 - Proposed Plans 02.02
 - Proposed Site Plan - 02.02

 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 The materials and finishes of the external walls and roof of the building hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policies 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.