

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

REF NO: AB/10/21/HH

LOCATION: 38 Dalloway Road
Arundel
BN18 9HW

PROPOSAL: Two storey rear extension, replacement windows and cladding and infill side extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This application seeks to construct a two storey rear extension, replacement of windows with an infill side extension. The materials used to construct this proposal will be similar to those used on the host dwelling. The walls will be constructed from brick to match the existing and grey Cedral cladding. The roof will be clay tiles to match the existing and the windows will be white UPVC. At the front elevation the new entrance canopy wraps around the corner and measures 2.32m in height with a length of 2.2m. At the rear elevation the two storey rear extension extends the length of the property by 2.96m. At the side elevation a bathroom window will be constructed here which will be frosted and fixed shut below 1700mm.
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RELEVANT SITE HISTORY

AB/126/20/HH	Two storey rear extension, replacement windows, replacement cladding, infill to side void & installation of a fence.	Withdrawn 20-01-21
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REPRESENTATIONS

Arundel Town Council - Objection. The proposal is out of character, and would massively impacted on the light of the neighbouring properties.

One letter of objection

- the added structure and alterations would affect the level of light and privacy.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built up area boundary.

Tree preservation order.

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

[Arundel Neighbourhood Plan 2018-2031 AR1](#)

Arundel Built Up Area Boundary

PLANNING POLICY GUIDANCE:

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

CONCLUSIONS

PRINCIPLE

The key policies are D DM1 and D DM4 of the Arun Local Plan. Additionally, Policy AR1 of the Arundel Neighbourhood Development 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 AR1 of the Arundel Neighbourhood Development Plan states built up area boundaries remains an important feature of the new Local Plan in distinguishing how planning applications are considered if they relate to land inside or outside a boundary.

DESIGN AND VISUAL AMENITY

The proposal will be situated to the front and rear of the property and will be visible from the street scene and the wider area due to its siting, and therefore will have an impact on the character and appearance of the area. However, due to the use of similar materials to the host dwelling which are of good design, this results in the extension to appear subservient to, and well integrated with the host dwelling.

The main footprint and height of the rear two storey extension will have a roof height to match the roof height of the main dwelling, therefore allowing the extension to be well integrated into the existing

dwelling.

As a result this proposal is not considered to result in an adverse appearance on the street scene, or result in a harmful impact upon the host dwelling, and as such, is deemed to be in accordance with D DM1, D DM4(a), (b) and (e) 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 distances to boundaries relative to the proposed rear extension are sufficient and provide a significant distances to result in minimal impacts by way of overshadowing or overbearing effects on the neighbour. The rear extension is sited to the south of the adjoining property (no.40) and it will have limited impact in terms of loss of light to the main south facing elevation of that dwelling as the properties face a SW direction and receive sunlight in the second half of daylight hours.

The proposed window on the front elevation on the first floor will result in no adverse effects by way of overshadowing or overbearing effects on the neighbour to the west. The windows on the first floor at the north elevation will face the adjoining property and windows to habitable rooms. Whilst one window (to the bathroom) is proposed to be obscure glazed and fixed shut the window to the staircase is not. It is considered that this should also be frosted and fixed to protect the private amenity of the neighbour. A condition will be attached to address this.

The window on the east elevation on the first floor of the extension will not provide any significant change in views when compared to those of the windows existing to the right. There is a significant boundary of 9.24m, and the land behind the property is used as rural woodland.

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

SUMMARY

The proposed development accords 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.

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:
- Plans 20171-01B

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 first floor windows on the north elevation shall be obscure glazed and fixed shut below a height of 1.7m. They shall thereafter be retained in perpetuity.

Reason: In order to protect the amenities of the adjoining property.

- 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.