

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

REF NO: AB/110/21/HH

LOCATION: 33A Torton Hill Road
Arundel
BN18 9HF

PROPOSAL: Two storey front and rear extension, hip to gable roof extension and alterations to fenestration.

SITE AND SURROUNDINGS

DESCRIPTION OF PROPOSED DEVELOPMENT Two storey front and rear extensions and a hip to barn-end roof extensions. Other alterations including new external materials and windows to suit.

DESCRIPTION OF SITE The property is set in a residential location in a good sized plot and is surrounded by other 2/2.5 storey properties with substantial gardens.

RELEVANT SITE HISTORY

PAA/83/21/	Proposed front and rear extensions and alterations	Approve Pre App 11-08-21
AB/16/75	Conversion Of Roof Space To Form Additional Accommodation Inc Provision Of Dormer Windows	ApproveConditionally 07-05-75

REPRESENTATIONS

Town - No Objection.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Designation applicable to site:
Built Up Area Boundary
2km Buffer Zone SSSI

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)

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**

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 Plan (ANP) states that development should be focused to be within the Built up Area Boundary (BUAB).

Arun recently adopted a Design Guide which provides detailed guidance that will help raise design standards across the District. Developments should respond to the distinctiveness and characteristics of their surroundings in terms of scale massing and materials, protect the amenities of occupants and neighbours and seek to minimise energy consumption and improve environmental performance.

In this instance, the front extension should also not disrupt building lines, maintain and enhance frontages, be subservient to the host dwelling and respect the space between buildings. At first floor level extensions should not be visually intrusive or block light into surrounding properties. Rear extensions should also not negatively impact adjoining properties in terms of privacy and overshadowing and preserve rear amenity space to at least 10.5m in depth and extensions to the roof should be positioned in discreet locations, on the rear of the property wherever possible.

DESIGN AND VISUAL AMENITY

The extension to the front (north) elevation will be 4.4m in width by 2m in depth and encompass an existing porch on site. The extensions to the rear (south) elevation will be 7.2m in width by 7.2m in depth including an over-hanging balcony and 7.5m by 3.4m in depth including an over-hanging balcony. The hip to barn-end extension will be located to both side elevations of the house, although due to the existing catslide roof configuration there will be a greater visual impact to the eastern elevation, raising its eaves height from 2.7m (measured to the top of the roof covering) compared with 7.5m to the proposed eaves level of the barn-end. The overall ridge height will be raised by almost 2m. An existing dormer to the front will be relocated by 1.3m.

The proposed second floor rooms will be served by roof lights and a glazed gable end to the front elevation extension. Alterations also include new bifold doors, various new windows and replacement windows; the existing chimney to the west elevation will also be removed.

The proposed extensions will significantly increase the floor area of the dwelling, however this does not negatively impact the proposal as much of the additional floor area is contained at first and second floor levels. The increase in habitable space within a similar footprint is seen as an effective use of the land, especially as the house is situated on a large plot. Likewise, the extension does not compromise the established spatial character of the area, which is characterised by other large two/two and a half storey residential dwellings on equally large plots.

The proposed materials are to remain traditional in nature albeit the existing facing brick will be replaced with a tile hanging upper and with render below, similar materials are present in the area.

From the street the proposed hip to barn-end roof extensions along with the two-storey front gable porch and roof reconfiguration are highly visible. These extensions are considered visually significant and will increase the ridge height by approximately 2m and the bulk of the roof will be increased. However, this is not seen as a reason for refusal on its own as it is noted that the original eaves line level to the front of the building will be maintained, through the creation of a northward falling catslide above the garage and through the retention of the eaves line to the western half of the building. Additionally, the front extension will be located behind the forward most building line created by the garage, retaining the form to the front of the existing building, it is therefore considered the extensions are subservient to the host dwelling.

Furthermore, the building is situated on the southern side of Torton Hill Road, at which point the houses are located at a lower level to the road which is lower still than the houses on the northern side. Due to this, the front boundary fences/hedges on the southern side are taller by approximately 0.5-1m, than those to the north side. At approximately 1.5m, this has the effect of hiding views of the ground floor level when viewing from the road, lessening the impact that can be seen on plan. It is therefore considered that the extensions are subservient and in line with the character of the area.

The property is located within the BUAB of Arundel in accordance with policy AR1 of the ANP.

Having regard to the design and visual amenity, the proposal is deemed to accord with D DM1 and D DM4 of the Arun Local Plan and the Part M of the Arun Design Guide.

RESIDENTIAL AMENITY

The character of the area is of generous plots, many with two-storey dwelling houses located centrally with good space about the buildings. This proposal does not impede on this characteristic.

The two-storey rear extension maintains a good-sized rear garden, with a proposed length exceeding design guidance recommendations. As the extensions protrude directly from the front and rear elevations of the house, the gaps between dwellings is not compromised and minimum distances are maintained and slightly increased with the removal of a side lean-to extension from the eastern elevation. Consequently the proposal complies with the 45-degree rule.

The proposed fenestration to habitable rooms will face towards the rear garden or towards the public realm at the front. It has been proposed to include two balconies at first floor level. It is noted and considered acceptable that the proposed balcony serving the master bedroom is contained within the structure supporting the roof overhang above, so that there is no overlooking towards the west or east. The balcony serving the other rear bedrooms is screened by the rear extension to the east and it will be afforded an obscure glazed privacy screen to the underside of the roof eaves, as such it is considered that there will be no overlooking from the proposed balconies.

It is positively viewed that the fenestration on the second storey takes the form of rooflights, this maintains the feel of a loft conversion whilst providing what is essentially a new full storey within the

building footprint and reinforces the proposals subservience on the host dwelling.

This area is characterised by large gaps between dwellings and therefore no terracing effect will be possible even after the side additions to the building, in line with design guidance.

Other new fenestration will be located at ground floor level, where it is generally accepted that there will be no negative impacts from overlooking, or at a higher level and obscure glazed.

It is therefore considered by virtue of it not being overbearing, overshadowing and overlooking that the proposed extensions accord with policies D DM1 and D DM4 (c) of the Arun Local Plan and Part M of the Arun Design Guide.

SUMMARY

The proposed development is deemed to accord with the 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.

CIL DETAILS

This application is CIL Liable therefore developer contributions towards infrastructure will be required (dependant on any exemptions or relief that may apply)

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 1876/08 Rev A
- Proposed Ground and First Floor Plans 1876/04
- Proposed Second and Roof Plans 1876/05

- Proposed North and East Elevations 1876/06
- Proposed South and West Elevations 1876/07

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 and Part M of the Arun Design Guide.

- 3 The balcony serving bedrooms 2 and 3 on the southern elevation hereby approved shall have obscured privacy screening to a minimum height of 1.7m above balcony finished floor level prior to the first use of the room. In addition the two proposed windows to the eastern elevation serving the ensuite will be obscure glazed and non-opening below 1.7m above finished floor level prior to the first use of the room. Where necessary the windows and balcony screening shall be retained as obscure glazed/non-openable in perpetuity.

REASON: In the interests of protecting the privacy of neighbouring properties in accordance with policy D DM4 (c) 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.