

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

REF NO: AB/117/19/HH

LOCATION: 54 Torton Hill Road
Arundel
BN18 9HH

PROPOSAL: First floor side, porch and canopy to front, single storey rear extension, two storey side extension, external refurbishment to all principle elevations & new permeable paving to drive.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a first floor side extension, a porch, and canopy area to the front, and a two storey side extension. Furthermore, it seeks to refurbish the elevations of the host dwelling and repave the driveway.

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Arundel Town Council
Parish Council - No objection.

No representations received from occupiers of nearby dwellings.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Designation applicable to site:
Within built up area boundary

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
SDSP2	SD SP2 Built-up Area Boundary

[Arundel Neighbourhood Plan 2014 POLICY1:](#)

The Presumption in Favour of Sustainable Development

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS**PRINCIPLE**

In this case, the key policies are deemed to be D DM1 and D DM4 of the Arun Local Plan. Additionally, Policy AR1 of the emerging Arundel Neighbourhood Development Plan, which relates to development being focussed within the built up area boundary.

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.

DESIGN AND VISUAL AMENITY

Due to the nature of the application, each feature is discussed in turn.

The proposed porch, due to its siting, is visible from the street scene. Whilst the proposed development is considered to comprise a change to the appearance of the host dwelling, it is not considered to have a significantly detrimental impact on the character of the host dwelling. This is as a result of its design allowing the proposal to not appear as a prominent and obtrusive feature. Additionally, due to its configuration, the proposal is considered to be set back far enough so as to lessen its impact upon the street scene. Resultant of this, and its design, the proposed development is considered to appear well integrated with the host dwelling. This is considered to allow this element of the proposal to have no significantly harmful impact upon the character of the locality, or the host dwelling.

The proposed side and rear two storey extension, due to its scale, cannot be considered as a subservient addition to the host dwelling. However, whilst the increase in height would have potential to appear overly large within the street scene, it is considered that as result of the siting of the host dwelling as being set back from the street scene, and the topography of the area (as sloping down from North to South) are considered to allow the proposal to not appear overly large within the locality. Additionally, the proposed materials of this element of the application match that of the host dwelling, which is considered to allow the two storey extension to appear sympathetic to the appearance of the host dwelling.

The proposed single storey rear extension, resultant of its siting, and modest scale, is not considered to have any significantly harmful impact upon the character of the host dwelling, or its locality. It infills the area between the two, two storey South Easterly projections, at a single storey level.

The proposed first floor extension is considered to appear well integrated with the host dwelling, this is as a result of its design, and the use of materials. The maximum height of the proposed extension meets that of the host dwelling, which is considered to allow the extension to greater resonate with appearance of the host dwelling as a whole.

The proposed development is considered to conflict with D DM4(b) of the Arun Local Plan, however, it is

in accordance with D DM1, D DM4(a) and (3) of the Arun Local Plan.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed development is not considered to result in any unacceptable overbearing or overshadowing of neighbouring dwelling, in that the dwelling with the most potential to be affected (to the North-West) has no windows on its elevation closest to the development. With regarding to loss of privacy to neighbouring dwellings, the majority of the proposed openings are not considered to result in any change of views already available from the host dwelling. There are windows at first floor level on the Western elevation of the proposal, these are shown on the plans as being obscure glazed, and will be conditioned to be as such. This is the same for windows on the Eastern elevation, of which will be conditioned to be obscure glazed below 1.7m from internal floor level.

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 is deemed to accord with relevant development plan policies and as such is recommended for approval subject to the following conditions.

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

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:

- Block Plan - BBI - 1001 - May 2019 - Rev. 00
- Site Plan - BBO - 1002 - May 2019 - Rev. 00
- Proposed Plans - 2002 - May 2019 - Rev. 00
- Proposed Elevations - 2003 - May 2019 - Rev. 00

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 windows, on the North Western elevation, at first floor level of the building shall be obscure glazed, and fixed shut, below 1.7m and be retained as such in perpetuity.

Reason: In the interests of the amenities of the occupants of nearby properties in accordance with policies D DM1 and D DM4 of the Arun Local Plan.

- 4 The windows, on the South Eastern elevation, at first floor level of the building shall at all times be and remain glazed entirely with obscure glass, and fixed shut, below 1.7m from internal floor level.

Reason: In the interests of the amenities of the occupants of nearby properties in accordance with policies D DM1 and D DM4 of the Arun Local Plan.

- 5 **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.