

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

REF NO: AB/129/21/HH

LOCATION: Fern Cottage
5A Surrey Street
Arundel
BN18 9DT

PROPOSAL: Loft conversion to habitable use with 1 x rear dormer including the installation of 2 x front conservation rooflights. (This application may affect the character and appearance of the Arundel Conservation Area).

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION Conversion of loft space including a rear box dormer, measuring approximately 3.5m in length by 3.2m in depth by 2.3m in height, and rooflights to front elevation.

RELEVANT SITE HISTORY

AB/44/21/HH	Proposed loft conversion (This application may affect the setting of the Arundel Conservation Area).	Refused 14-06-21
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REPRESENTATIONS

Arundel Town Council - Objection
- Effect on street scene.
- Harmful impact on Conservation Area.

CONSULTATION RESPONSES RECEIVED:

ADC Conservation Advisory Panel - Objection
- No Heritage Statement
- It is unlikely that the dormer will be viewed from Surrey Street or The Slipe.
- Introduction of rooflights will break the plain, unaltered, continuous roof slopes. If rooflights are to be approved they should be conservation style at a minimum.
- Uncertainty of rooflights exact size and scale.
- Inconsistences with existing windows to front elevation.

POLICY CONTEXT

Designation applicable to site:
Arundel Conservation Area
2km Buffer Zone SSSI

DEVELOPMENT PLAN POLICIESArun 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
HERDM3	HER DM3 Conservation Areas
HERSP1	HER SP1 The Historic Environment

Arundel Neighbourhood Plan 2018-2031 AR1

Arundel Built Up Area Boundary

PLANNING POLICY GUIDANCE:

NPPDG	National Design Guide
NPPF	National Planning Policy Framework

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 HER DM3 relates to conservation areas and state that proposals must protect and if possible, enhance the setting of each.

Chapter 16 of the NPPF paragraphs 194, 195, 197 and 199 relates to identification and assessment of the significance of the heritage asset, the weight given to the conservation of the asset and the its weight against public benefits of the proposal.

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, roof extensions should not be visually intrusive or block light into surrounding properties and dormers should be positioned in discreet locations, on the rear of the property wherever possible. In general roof extensions should not detract from the character and appearance of the building and local area.

Policy AR1 of the Arundel Neighbourhood Development Plan (ANP) 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

This is a resubmission of application AB/44/21/HH, which was a similar proposal for a larger rear box

dormer and rooflights to the front. It was refused on the grounds that its significant scale would have a harmful impact upon the character of the Conservation Area and the wider setting. The application has been revised. The box dormer to the rear is now smaller and sits within the existing roof construction, whereas previously alterations to the existing roof structure, visible from the street were required. In addition the rooflights to the front are also now shown as conservation style.

This proposal seeks to construct a rear box dormer to enable the conversion of the loft space within the property, the application also seeks to install 2 roof lights to the front elevation. The resultant space will provide a new master bedroom and en-suite. The dormer will not be visible from the street and would appear well integrated due to being built from materials which will match the existing fabric of the building.

Policy D DM4 of the Arun local plan requires proposals to be visually sympathetic and subservient to the character of the building and its locality. Although this building is not listed as it is of modern construction, it has been designed to mimic other buildings of significant character along Surrey Street, and it does form part of the Conservation Area. As this application now does not require the alteration of the existing roof structure to accommodate the smaller box dormer, the pleasing aesthetic of this row of houses will be maintained. The box dormer will not affect the street scene and therefore has limited impact on the Conservation Area.

From the street the proposal includes two rooflights to the front elevation. The street scene forms an important feature of the Conservation Area, which is made up of, two-storey listed terrace cottages forming long uninterrupted roofs sections. The rooflights now shown are in a conservation style (with a central vertical glazing bar) and although they will be a departure from the uninterrupted roof plans this is not seen as a reason to refuse this application. The rooflights are subservient to the host dwelling and visually integrated.

It has been brought to my attention that the plans depict existing windows to the front of the building, which do not quite have the correct sash configuration. As the existing windows to the northern elevation do not form part of this application they will not benefit from any opportunity to alter them as shown on plan, without an application being submitted. A condition will be added to this decision to confirm this stance.

Having regard to the design and visual amenity, the proposal is deemed to comply with D DM1 and D DM4 of the Arun Local Plan, the Arun Design Guide and policy AR1 of the ANP.

RESIDENTIAL AMENITY

As the proposed box dormer is to be located within the existing external footprint of the host dwelling and lower than the existing ridge, the proposal is not believed to be overbearing on neighbouring properties and not cause any negative effects of overshadowing.

In terms of overlooking, there is to be a single rear facing window, which mimics the scale of existing rear windows. This will give new higher level views across the private amenity space of various neighbouring properties, however, in this highly built-up area, views of this nature are historically intrinsic and therefore this is not seen as a reason to refuse this application.

It is therefore considered by virtue of not being overbearing, overshadowing and overlooking that the proposed extensions accords with policy D DM4 of the Arun Local Plan and Part M of the Arun Design Guide.

EFFECT ON THE SETTING OF THE CONSERVATION AREA

The property is situated within the Arundel Conservation Area. Its northern (front) elevation abuts the

street. The dormer proposed to the rear of the property can not be seen from the front and will therefore not affect the Conservation Area.

More significantly to the Conservation Area is the insertion of two roof lights to the northern elevation. The roof lights will have the effect of breaking up the uninterrupted roof plane running along the street. However, they will not unacceptably detract from the character of the Conservation Area as amended plans now show these as conservation style rooflights.

Paragraph 195 of the NPPF requires the council to consider the significance of the impact on the asset. The box dormer to the rear has minimal effect on the street scene, and the rooflights to the front will not negatively impact the Conservation Area.

No harm to the Conservation Area is foreseen from the proposed works. Materials used in the construction of the dormer will be conditioned to match.

The proposal will accord with policy HER DM3 of the Arun Local Plan in that it will preserve the Conservation Area by means of sensitive design which are of a sympathetic scale.

SUMMARY

The proposal will accord with the relevant Development Plan policies for the reasons set out above. Permission is therefore recommended 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

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.

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;

 - Proposed Plans and Elevations
 - Proposed North and West Elevations (as amended on the 7/1/22)
 - Location and Site Plan
Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policies D DM1, D DM4 and HER DM3 of the Arun Local Plan.
- 3 The materials and finishes of the external walls of the dormer hereby permitted shall match in colour and texture those of the existing roof.

Reason: In the interests of amenity in accordance with policies D DM4 and HER DM3 of the Arun Local Plan.
- 4 Prior to the occupation of the loft conversion details of the two proposed conservation style front velux windows shall be submitted to and agreed with the Local Planning Authority. The agreed details will be maintained in perpetuity.

Reason: To preserve the appearance and special character of the building for the future in accordance with policies D DM4 and HER DM3 of the Arun Local Plan and the NPPF.
- 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 identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
- 6 **INFORMATIVE:INFORMATIVE:** This permission relates solely to the works as described. This approval does not permit the applicant to alter the existing windows to the Northern Elevation, nor any other existing window, without the prior written agreement from the Local Planning Authority.