

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

REF NO: AB/146/21/HH

LOCATION: 13 Dalloway Road
Arundel
BN18 9HJ

PROPOSAL: Two storey side and front extension, single storey front and rear extension, conversion of garage to habitable use and rendering to external walls.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION This application relates to a two storey front and side extension measuring approximately 9m by 3.3m to the eastern elevation, a first floor front extension measuring approximately 1.8m by 3.3m above the existing garage, a single storey front extension measuring approximately 1.5m by 7.7m to the northern elevation, and a single storey rear extension measuring approximately 1.5m by 7.1m to the southern elevation.

REPRESENTATIONS

Town Council - Objection
Conflicts with policies D SP1 and D DM4 of the Arun Local Plan, in that it is not reflective of the local area nor does it sympathetically relate to the the host dwelling and doe have an overbearing effect on the host dwelling.

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

None

POLICY CONTEXT

Designation applicable to site:
Built up area boundary
2km Buffer Zone SSSI
Archaeological Notification Zone

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)
TSP1	T SP1 Transport and Development

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
SPD3	Parking Standards

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 T SP1 ensures development of the transport network so that it reduces the need for car travel, promotes green infrastructure, protects the major road network, maintains appropriate levels of parking standards and requires applications to consider and design for development in relation to transport infrastructure.

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 extensions should not disrupt building lines, maintain and enhance frontages, be subservient to the host dwelling and respect the space between buildings and side extension should also be subservient to the host dwelling and respect the space between buildings.

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

DESIGN AND VISUAL AMENITY

It is proposed to construct a front and side two storey extension, a first floor front extension and a single storey front extension. The extensions to the front are linked and will create two new forward facing gable ends to the property linked by a mono-pitched infill extension. The extension to the rear is a separate entity and will have a mono-pitched roof. To accommodate the front extensions an existing porch and utility room (both single storey flat roof extensions) will be removed and at ground floor the garage will be converted into habitable accommodation.

The extensions to the front and side will be highly visible from the street and will therefore impact the area. The extensions to the front will not protrude forward of the northern most building line, as the extension to the western side of the building sit back from the footprint of the existing garage and porch. Additionally, two similar extensions can be seen in the immediate area, No.11 which also has a large side and front extension and No 16 , which has had the addition of a first floor gable extension above the

existing garage. These two extensions have introduced examples of gable/hipped roof extensions to this section of Dalloway Road, where previously there were only ridgelines running parallel with the road.

The materials finish of the proposed extensions will alter from the existing brick work finish to a painted render. In terms of materials the street does not currently have a uniformity of style, finishes range from tile hanging, to timber/plastic cladding to render. The introduction of a completely rendered frontage will not feel out of place in the area as required by policy D DM4 (e). Contrary to the Town Councils comments this extension is subservient to the area and it will not adversely effect the street scene.

The proposed extensions to the front will also match the existing building in design and scale; the existing eaves line will be retained and the ridge will continue through at an equal height, the two front projections will have a lower ridge. However, it is felt that the extensions will not be visually subservient to the host dwelling as the simplistic original form will be lost behind a new facade. Policy D DM4(b) the proposal must be visually subservient to the host dwelling and provide high levels of amenity. In this instance it is considered that the proposal will provide a high level of amenity for the current/future occupiers and it will not negatively impact on the amenity of neighbours as the building will have a high quality and attractive design, therefore, the proposal is considered to accord with Policy D DM4(b)

Having regard to the design and visual amenity, the proposal accords with D DM1 (1) and D DM4(a), (b) & (e) of the Arun Local Plan and the Part M Arun Design Guide.

RESIDENTIAL AMENITY

The side extension will be partly built in place of a existing single storey utility room. It will reduce the separation gap between the dwelling and No.11 Dalloway Road from 4m to 1m. Design guidance states that two storey side extensions should retain at least 2m between dwellings, in this instance there will be a minimum of 1.7m rising up to 2m. Given that the two adjoining flank walls will run parallel for the same length, no harm is identified to either occupier. Currently there exists good separation space between the first floor accommodation of No 11 and No. 13 and therefore there are no concerns about a 'terracing' effect arising from the proposed development.

The first floor extension above the existing garage will be adjacent to No 15's flat roof single storey extension/garage conversion, No. 15 is built hard-up against the shared boundary with No 13. There is a maximum distance of 1m between the single storey extension of No. 15 and the proposed first floor extension of No.13. The first floor extension will not be built forward of the northern elevation of No 15 and it will maintain an eaves line equal to that of the existing house, as such, it will not be overbearing or overshadow No.15 Dalloway Road.

Applying the 60-degree rule to the proposed single storey rear extension, it is expected that by reason of the differing orientation of No. 15 (which faces in a more southerly aspect), that it will not encroach on the disallowed area. It is also noted that the proposed rear extension would accord in all respects, with the allowances for a Permitted Development extension.

In terms of overlooking, all proposed fenestration will face either towards the public realm or over the private amenity space to the rear. No new viewing points will be created, therefore, there will not be adverse effects to privacy levels from overlooking.

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.

PARKING

On site there currently exists a single garage with one parking space off road to the front. There are no

restrictions to on road parking but Dalloway road is a fairly narrow residential road which is largely clear of on street parking by reason that all of the houses have sufficient off road spaces to the fronts of their properties. It is proposed to convert the garage to habitable accommodation and plans allow for the increase in size of the driveway to allow for two parking spaces off road. Under parking guidance there is a requirement for two spaces for a 3-bed house and three for a 4-bed. Plans show the property existing as a 4-bed, to be converted to a 3-bed, however it is noted that the proposed study space to the ground floor could be used as a fourth bedroom. The two spaces proposed would be an absolute minimum requirement for a property of this size, however the proposed is no worse than existing. A condition will be added to this permission to ensure that the parking as shown on the plans is provided.

The proposed conversion of the garage complies with Policy T SP1 of the Arun Local Plan.

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;

- P01 Ground Floor, Location Plan and Elevations.
- P02 First Floor, Roof and Block Plan and Elevations

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.

3 The rooms shall not be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use and in accordance with policy T SP1 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.