

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

REF NO: AB/14/22/HH

LOCATION: 172 Fitzalan Road
Arundel
BN18 9

PROPOSAL: Single storey flat roof rear extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to erect a single storey rear extension with a flat roof design that features 1 No. rooflight. The proposal is to be approx. 4.1m in depth, 5.6m in width, approx. 3.1m in height at its peak with eaves at approx. 3m.
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REPRESENTATIONS

Arundel Town Council - No Objection.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built up area boundary.

2km Buffer for Site of Special Scientific Interest.

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

The key policies considered are D DM1 & D DM4 of the Arun Local Plan and policy AR1 of the Arundel Neighbourhood Development Plan. Additionally the Arun Design guide has been considered.

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. Section M of the Arun Design Guide relates to residential extensions, setting out criteria to which the proposed extensions should meet. These predominantly seek to ensure that the proposal appropriately relates to the host dwelling and the area.

Arun has 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. Section M presents the '60 and 45 degree rules'. These rules refer to the 60 and 45 degree sightlines from neighbouring viewpoints and aims to prevent adverse obstruction of and loss of sunlight. The 60 degree rule specifically considers single storey rear extensions.

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

DESIGN AND VISUAL AMENITY

The host property is a 2 storey terrace dwelling with an existing rear projection that houses a utility room. The proposal seeks to erect a single storey rear extension with a flat roof design that features 1 No. rooflight. The proposal is to be approx. 4.1m in depth, 5.6m in width, approx. 3.1m in height at its peak with eaves at approx. 3m. The scale of this extension is such that it is to extend across the full width of the rear elevation and is to project to depth equal to that of both attached neighbour dwellings rear extensions. This proposal is therefore not visually subservient to the host dwelling, but is not of an unacceptable scale as it is comparable to other rear extensions within the locality.

The proposal is of a visually integrated design, being comprised of materials matching to those which can be found on the host dwelling. This is in accordance with Section M of the Arun Design Guide.

The proposal is to the rear of the property and as such, cannot be seen from the street and the design is not unsympathetic to the host property despite its scale, relative to that of the host dwelling. Therefore, the proposal will have no adverse visual impact on the wider street scene.

The proposal is in accordance with, or justifiable contradiction to policies D DM1(1) & D DM4(a)(b)(e) of the Arun Local Plan and Section M of the Arun Design Guide.

RESIDENTIAL AMENITY

This proposals scale and siting, are such that it will not intersect neighbouring 60 degree sightlines or 45 degree light accessibility lines from either of its attached (side) neighbour dwellings. The property backs onto the Arun River and as such, has no rear neighbours of concern. As there is no intersection of 60 or 45 degree lines, the proposal does not give rise to any adverse impacts by way of overbearing or

overshadowing on neighbouring dwellings.

There are to be a set of rear facing glass doors and 1 No. rear facing window. These new viewpoints look out to the rear garden at ground floor level. These do not give rise to any significant adverse impacts by way of overlooking.

By virtue of not being overbearing, overlooking or overshadowing, the proposal is in accordance with policies D DM1(3) & D DM4(c) of the Arun Local Plan and Section M of the Arun Design Guide.

SUMMARY

The proposal is compliant with relevant Development Plan policies D DM1 & D DM4 of the Arun Local Plan, Policy AR1 of the Arundel Neighbourhood Development Plan and Section M of the Arun Design Guide. As such, it 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:

- Existing Floor Plan, Proposed Floor Plans (Dwg No. 01).
- Proposed Elevation (Rear) (Dwg No. 03).

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 **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.