

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

REF NO: AB/16/20/HH

LOCATION: 150 Fitzalan Road  
Arundel  
BN18 9JZ

PROPOSAL: Single storey rear extension & loft conversion.

**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION As above

**REPRESENTATIONS**

**REPRESENTATIONS RECEIVED:**

Arundel Town Council

No objection but concerns raised over the works already being started.

No representation from nearby occupiers.

**CONSULTATIONS**

Natural England

**CONSULTATION RESPONSES RECEIVED:**

No comments from Natural England

**POLICY CONTEXT**

2km Buffer for Site of Special Scientific Interest  
Within the Built Up Area Boundary

**DEVELOPMENT PLAN POLICIES**

**CONCLUSIONS**

**PRINCIPLE**

The application site is located within the built up area boundary, where the principle of development is acceptable subject to accordance with the relevant development plan policies, as stated in SD SP2 of the Arun Local Plan. In this case, the key policies are deemed to be D DM1 and D DM4 of the Arun Local Plan. Additionally,

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

The proposed development is not considered to result in any significantly harmful impact upon the character of the host dwelling, or its locality. This is due to its acceptable scale, siting and use of materials, in that they are sympathetic to those of the host dwelling. Furthermore, it is considered that as a result of similar dormers being present within the locality, the proposed development will not appear as an alien feature within the street scene.

The proposed development is considered to be in accordance with D DM1, D DM4(a) and (b) of the Arun Local Plan.

#### NEIGHBOURING RESIDENTIAL AMENITY

The proposed development is not considered to give rise to any significantly harmful impact upon the residential amenities of neighbouring dwellings. This is due to the aspect of the application site allowing of any potential overshadowing (to the North) to fall upon the road. With regard to loss of privacy, the majority of the proposed development is not considered to result in any views that are not currently available from the host dwelling at current. The Northern dormer will result in new views, however, these are towards the street scene, and as such, will not result in a loss of privacy to occupiers of nearby dwellings.

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

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.

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| <b>CIL DETAILS</b> |
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Not CIL Liable, CIL charging zone 2.

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| <b>RECOMMENDATION</b> |
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**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:  
              - 20/4700/2  
              - 20/4700/3  
  
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.