

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

REF NO: AB/19/22/HH

LOCATION: 39 Priory Road
Arundel
BN18 9ET

PROPOSAL: Proposed side extension, loft conversion, changes to external finishes, together with internal alterations and all associated drainage works

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION This application seeks a single storey front and side wrap around extension with mansard roof and a loft conversion featuring a full width box dormer to the rear.

REPRESENTATIONS

Town Council - Objection

The Committee objected to this Application on the basis that the render being used is unsuitable for the street scene. The Committee referenced SP1 of the Local Plan - All development proposals should reflect the characteristics of the site and local area in their character, materials, finish and architectural details.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

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

[Arundel Neighbourhood Plan 2018-2031 AR1](#)

Arundel Built Up Area Boundary

PLANNING POLICY GUIDANCE:

NPPDG	National Design Guide
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

PRINCIPLE

In this case, the key policies are D DM1 and D DM4 of the Arun Local Plan and Policy AR1 of the Arundel Neighbourhood Plan.

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 AR1 of the Arundel Neighbourhood Development Plan states built up area boundaries remains an important feature of the new Plan in distinguishing how planning applications are considered if they relate to land inside or outside a boundary.

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, side extension should also be subservient to the host dwelling and respect the space between buildings.

DESIGN AND VISUAL AMENITY

It is proposed to construct a single storey front/side extension measuring 2.3m from the west elevation (front) and 2.3m from the north elevation (side). It is also proposed to convert the loft and build a full width dormer window. The dormer will have a flat roof no higher than the main ridge height and contain a large section of full height glazing forming a juliet balcony. The property is a semi-detached two storey dwelling which is set to a lower position than the road, approx. 1.6m below. The street is formed by pairs of semis which have a strong sense of character and rhythm by reason that the properties are traditionally styled brick built, any extensions to these properties have retained this feature.

The proposed extensions will be built to a height considerably lower than the two-storey dwelling and will not be highly visible from the roadside due to the change in level between the property and roadside. Their proportions of both extensions are complementary to the host dwelling. The single storey extension will be built marginally behind the primary elevation. By reason of this and its appropriate scale it will be subservient to the host dwelling.

It is noted that a change in materials is proposed for both the extensions and existing part of the property. It is proposed to cover the existing brick finish with render, no colour has been supplied. An objection from the Town Council has been received to this effect. Given the property is semi-detached the proposed alterations to the existing and proposed finishes will unbalance the pair of properties, additionally no other examples of render can be seen to these similarly styled properties to the south side of Priory Road. Losing the brick finish which is typical of the area will have the result of making the property incongruent within the street, as such this will not conform to policy. Given that the bulk of the works are acceptable, the finish will be controlled by condition to match the existing finishes.

As recommended the proposal does not result in an adverse appearance to the host dwelling or the street scene in accordance with D DM1, D DM4(a), (b) and (e) of the Arun Local Plan and Part M of the Arun Design Guide.

RESIDENTIAL AMENITY

The extension doesn't have a significant impact on neighbouring properties due to its orientation and appropriate scale adjacent to the boundary. By reason that it's a single storey side extension, overshadowing levels are not expected to significantly increase, as it would be expected that the host dwelling would have a far greater impact on the neighbours to the north.

Regarding the potential for loss of privacy there are no openings proposed that provide any harmful overlooking into neighbouring properties. The proposed Juliet balcony will achieve views over the rear of the property in a similar fashion to the existing first floor windows.

The development is considered to be in accordance with D DM1(3) and D DM4(c) of the Arun Local Plan.

SUMMARY

The 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.

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:

- Location and Block Plans 1.01
- Proposed Elevations 2.03 B
- Proposed Floor Plans 2.02 A

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 materials and finishes of the external walls and roofs of the extension hereby permitted shall match in colour and texture those of the existing buildings.

Reason: In the interests of amenity in accordance with policies D SP1 and D DM4 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.