

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

REF NO: AB/21/22/HH

LOCATION: 55 Fitzalan Road
Arundel
BN18 9JP

PROPOSAL: Single storey rear extension. Front and rear facing flat roof dormers and porch to front.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This application seeks the erection of 1 No. single storey rear extension that projects approx. 3.3m to the rear of the property, extends approx. 8m across the rear of the dwelling and features a flat roof design at approx. 2.9m in height. The application also seeks to install a first floor front facing dormer approx. 3.9m in depth, 2.6m in height and 7.3m in width. Also, 1 No. rear facing dormer approx. 4m in depth, 2.3m in height and 7.6m in width. Additionally the application proposes to extend the existing porch to be in line the front of the elevation.
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REPRESENTATIONS

Arundel Town Council - Objection.
- It is not complaint with policies D DM1(1) and D DM4(a) or (b) of the Local Plan.

No representation received from nearby occupiers.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

Environment Agency - No response.

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.

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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 proposal is located to the front and rear of the dwelling and will be visible from the street scene.

The property is a semi-detached bungalow with a pitched roof design and is situated at the end of a 'cul de sac' road (Fitzalan Road). This road leads to a large open green space and so, the side and rear of this dwelling (South-East and South-West elevations) overlook a large open green space area. Therefore, the side and rear elevations have little to no impact on the street scene except from possible public foot path users. The visual impact these elevations contribute to the street scene are considered acceptable. The proposal does however, include alterations to the front of the dwelling, including a front dormer and porch extension. These will have significant impacts on the street scene.

The ground floor rear extension projects approx. 3.3m to the rear of the property and extends approx. 8m across the full width of the dwelling. The proposed rear extension features a flat roof design at a height of approx. 2.9m and a roof light reaching a height of approx. 3.4m. This rear extension utilises materials that match and connect to the existing first floor south-west elevation. The size and form of this proposed first floor rear extension is appropriate when compared to the size of the original host dwelling and it is subservient. It is also not out of character with other similar scale rear extensions within the locality. The

scale of this rear extension is acceptable. This component of the proposal is compliant with policies D DM1(1), D DM4(a) & (b).

The proposed rear facing dormer is approx. 4m in depth, approx. 7.6m in width and approx. 2.3m in height. This is large in scale and not subservient to the rear elevation due to the minimal spacing between the proposed dormer and the eaves of the roof. Pitched roof dormers are considered more appropriate as stated in Section M of the Arun Design Guide. Although the proposal alters the existing shape of the roof from a pitched design to a flat top dormer on the front and rear, it is considered acceptable given the multiple examples of flat roof dormers further up the street. This proposed dormer would provide a large increase in habitable space to the host dwelling, especially in combination with the proposed front dormer. Furthermore, this is a rear dormer and not visible from the street nor to neighbouring dwellings with the exception of No.53 (the attached neighbour dwelling to the north). Although unsympathetically altering the existing design and character of this dwelling, the proposed rear dormer is not considered inappropriate given the presence of multiple similar examples within the locality and not significantly adverse enough to be grounds for refusal. Therefore, the proposed rear dormer is considered acceptable despite not being in accordance with D DM1(1), D DM4(a),(b) or Section M of the Arun Design Guide.

Bay windows are considered part of the existing front principal elevation. The proposed front porch extension does exceed the existing front principal elevation of the host dwelling however, it is still set back from the bay window projection. Section M of the Arun Design Guide suggests front extensions should not exceed a forward projection of 1.5m. The proposed front porch extension projects forward approx. 1.2m and does not exceed the front elevations most prominent feature and so is considered subservient to the frontage of the dwelling. The materials used on this front porch extension match those of the existing ground floor front elevation and deemed appropriate. This component is in accordance with policy D DM1(1) & D DM4 (a) and (b).

The front dormer extension is very prominent within the street scene due to its scale. The proposed front dormer is approx. 3.9m in depth, 7.3m in width and 2.6m in height. The proposed dormer is to be set below the existing roof peak by approx. 0.2m and has approx. 0.3m spacing between the dormer and the roof edges. The design is not sympathetic to the host dwelling in scale and is not considered a subservient addition. However, the street has multiple other examples of similar front dormer extensions such as No.33, 35 and 41 therefore, it is not considered to be out of character in its locality. The materials proposed for the front dormer extension, may not compliment the existing roof tiles in terms of aesthetic or design. Other examples of front dormers within the locality have been seen not to compliment the frontage of the dwelling due to contrast between colouration of boarding and the existing roof tiles. With appropriate use of a condition regarding materials to match the existing, the adverse visual impacts of these materials could be avoided. Section M of the Arun Design Guide states 'Alterations to the roof profile should not detract from the character and appearance of the dwelling or wider area in any case, this can be achieved through smaller scale dormer windows with pitched roofs which, when used in combination, tend to be more successful than single, large flat-roofed box-shaped dormers'. 'Made of sympathetic materials to the existing or original building materials'. The proposed dormer is a flat roof dormer which as such, conflicts with the Design Guide. It is considered the proposed front dormer would detract from the character of the host dwelling. However, provided the materials were to match the host dwelling and with dormers frequently present within the street scene, it is considered the proposed front dormer would be acceptable and given the presence of similarly designed development in the area its prominence on the street scene and associated impact are not grounds for refusal.

The front porch extension is considered complimentary and in accordance with policies D DM1 & D DM4 of the Arun Local Plan and Section M of the Arun Design Guide.

RESIDENTIAL AMENITY

The ground floor rear extension presents rear facing doors and windows that overlook the garden and neighbouring fields to the south. This will not produce any significant adverse impacts by way of overlooking. The proposed rear extension projects approx. 3.3m to the rear of the property. Section M of the Arun Design Guide presents the '45 and 60 degree rules' which aims to preserve the amenity of neighbour dwellings by not allowing obstruction of visual sightlines. This proposed single storey rear extension does not intersect the 45 degree light accessibility lines or 60 degree rear or sightlines of the attached neighbour dwelling to the north and as such, impacts on neighbouring amenity by way of overbearing and overshadowing are not significantly adverse. This component is compliant with policies D DM1(3) & D DM4(c) of the Arun Local Plan.

The proposed first floor rear dormer is large in scale but as it is inset from the eaves of the roof and does not project further than the existing rear elevation, the attached neighbour building line it is not exceeded and the proposed rear dormer is not significantly overbearing. The proposed rear dormer does include rear facing windows at the second storey and a glass window that wraps around to the south-west elevation, overlooking the garden and fields to the south. The glass south and rear facing windows to the south of the rear elevation are not considered to give rise to any significant adverse overlooking impacts. The window to the north of the rear elevation, due to the second storey elevation, overlooks the host dwelling rear garden and in part, the rear garden of the attached neighbouring dwelling. The 45 degree sightlines from this window do intersect with the neighbours private amenity space however, the neighbouring garden is extensive in its coverage and has a significant section of the garden close to the rear elevation that is not overlooked by the 45 degree sightlines from this window. Any viewpoints from public footpaths in the south neighbouring fields, will be met by a rear dormer design that is not complimentary to the host dwelling although, this will likely be an infrequent occurrence and not a significantly adverse impact. This component is in accordance with policies D DM1(3) & D DM4(c) of the Arun Local Plan.

The front dormer includes windows that overlook the street, these will not have adverse overlooking impacts as they do not overlook private amenity space. The front dormer is significant in the street scene but due to the presence of multiple similar dormer examples in the locality, it is not deemed inappropriate.

All components in this proposal will not result in any significant adverse harm upon residential amenity by way of overbearing, overlooking or overshadowing and thus, the proposal is in accordance with policies D DM1(3) & D DM4(c) of the Arun Local Plan.

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:

- Roof Plan, Elevations and Block Plan (Dwg No. P21)
- Floor Plans, Elevations & Location Plan (Dwg No. P20)

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 No development above damp proof course (DPC) level shall take place unless and until a schedule of materials and finishes to be used for external walls of the proposed front dormer have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the front dormer.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity and character of the property and its locality by endeavouring to achieve a building of visual quality in accordance with policy D DM1 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.