

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

REF NO: AB/32/21/HH

LOCATION: 5 Dalloway Road
Arundel
BN18 9HJ

PROPOSAL: Extensions to dwelling: Two-storeys at north-east side of house and single storey extension at south-east / rear of house

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

The rear extension measures 2.43m depth, 4m high and 11.5m wide approximately.

The two storey side extension measures 7.83m high, 6.88m depth and 3m wide approximately.

The materials proposed are upper storey Cedarwood Cladding and GRC boarding at the rear. Rear extension materials to match existing brickwork.

REPRESENTATIONS

No letters of representation received.

CONSULTATION RESPONSES RECEIVED:

Town Council- No objection

POLICY CONTEXT

Designation applicable to site:
Built up 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:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

PRINCIPLE

The key policies considered are D DM1 and D DM4 of the Arun Local Plan. Arundel has a made Neighbourhood Plan with policy AR1 of relevance to the application. The proposal complies with this policy.

DESIGN AND VISUAL AMENITY

Arun's Design guide part M favours side extension to the dwelling which appears to be subservient to the main house. The first floor side extension will sit on a garage and it will follow the existing roof profile. The extension would be built-in flush with the first floor level and the side extension does not extend along full depth of the side wall. The design guide favours that roof profile should be set below existing roof line and set back should be achieved. In this case the first-floor extension does not appear to dominate the dwelling and extension appears to be in keeping with character of the street scene. The side extension is set in from the boundary by 1.7m and 2m might not be achievable due to the irregular shape of the plot. Overall, the two-side extension appears to be well integrated in the architectural composition of the main dwelling.

The first floor cladding would change the appearance of the building but the colour is acceptable.

The single storey rear extension is limited in scale and complies with design guidance. The alterations and extensions to the dwellings are not considered to be out of character or detrimental to the street scene. The development accords with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The roof terrace has been proposed at first floor level to the rear. A planning condition has been recommended to provide screening to prevent any overlooking or loss privacy. Overall, the development is not considered to harm neighbouring amenity by way of overbearing, overshadowing or overlooking and accord with D DM1 and D DM4 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 and informative.

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 may 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:
Site & Block Plan
Drawing titled Rev B 24/03/2021 'Proposed Plans'

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDMI of the Arun Local Plan.
- 3 The development hereby permitted for the roof terrace shown on the proposed plan shall not be used by occupiers of the dwelling until obscure screening is constructed at a height of 1.7m from the roof terrace floor level on the north-east and south west boundaries. It should remain in perpetuity thereafter.

Reason: In the interests of the amenities of the occupants of nearby properties in accordance with policies D DM1/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.