

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

REF NO: AB/41/25/HH

LOCATION: 24 Stewards Rise
Arundel
BN18 9ER

PROPOSAL: Single storey side/rear extension with terrace/patio and conversion of loft to habitable use including installation of 1 No. rear dormer and front rooflights, following demolition of existing detached garage and lean-to.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Arundel Town Council - Objection. The committee objected on the basis of D DM4, which states that extensions or alterations should not compromise the established spatial character and pattern of the place but should be positive additions.

No representations were received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

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 AR2

Land Off Ford Road

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

DESIGN AND VISUAL AMENITY

The site is a detached bungalow. The proposal is for a single storey side and rear extension, and the conversion of the loft space, which will involve the addition of a rear dormer and rooflights. The proposed side extension follows the roof form of the existing dwelling, and is not set down from the roof height. The

extension is 2.5m wide, and will extend close to the north western side boundary of the site. The side extension will be visible from the street scene, and is not visually subservient to the main dwelling, in partial conflict with policy D DM4 of the Arun Local Plan. However, the addition is modest in size and it is noted that the street scene of Stewards Rise is varied in terms of the architectural design and style of dwellings and it is noted that there are some extensions and alterations that are visible within the street scene. The proposed rear extension projects 5.2m from the rear elevation. The extension has a flat roof, with a roof lantern. The extension is 5.8m wide to the rear, and is acceptable in terms of scale and massing. Both extensions will be finished in brickwork to match the main dwelling, helping them to integrate visually in accordance with policy D DM1 of the Arun Local Plan.

The proposed loft conversion will involve the addition of a dormer to the rear roof slope. The dormer is 9.8m wide and has a flat roof. This conflicts with the Arun Design Guide, which states that dormers should be minor incidents on the roof plane, and should incorporate pitched roofs in most cases. The dormer is set down from the ridge height and up from the eaves, however, the dormer does dominate the roof slope, in conflict with policy D DM4 of the Arun Local Plan. In this instance, it is noted that a similar rear dormer could be constructed under permitted development, and so a refusal on this basis would not be reasonable. The proposed material for the dormer is light grey composite cladding. This material is not currently present on the dwelling, but is proposed to the rear, and will not be unduly harmful.

The proposed patio would be sited to the rear of the proposed extension, and would not result in any harm in this regard.

Although there is some conflict with the Arun Design Guide, the proposals do not result in unacceptable harm to the character and visual amenity of the dwelling or the wider area, and are acceptable in accordance with Arun Local Plan policies D DM1 and D DM4.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed side extension extends alongside the neighbouring dwelling and is single storey. The proposed rear extension will follow the removal of the existing garage. The rear extension will extend from the rear of the side extension, and will extend up to the neighbouring boundary. The extension will extend beyond the rear elevation of the property to the north west. However, the existing garage is also situated on the boundary, and extends further to the rear than the proposed extension. The garage would be removed to facilitate the proposed extension. The application site is also situated at a lower level than its neighbour to the north west, due to the topography of the area, and this will further mitigate any overbearing effects.

The proposed rear dormer is situated within the roof slope and will not have any significant overbearing or overshadowing effects. The dormer introduces windows on the rear elevation at first floor level, which may result in increased overlooking. However, it is likely that a similar dormer could be achieved under permitted development. Overlooking impacts will not be unduly severe and would not warrant a refusal of planning permission. The proposed rooflights within the front roof slope would be separated from the neighbouring properties opposite the application site by the highway, and would not result in any overlooking.

The proposed patio would be sited to the rear of the extension and would not be raised. As such, the patio would not result in any harm to neighbouring properties.

The development would not result in harmful overbearing, overlooking, or overshadowing, and is in accordance with policies D DM1 and D DM4 of the Arun Local Plan and the Arun Design Guide.

SUMMARY

The proposed development is in accordance with relevant development plan policies and 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

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 not CIL liable.

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 Plan
- Proposed Block Plan
- Proposed Elevation and Floor Plans PL002 rev A

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policy D DM1.

- 3 The materials and finishes of the external walls of the side and rear extensions hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with Arun Local Plan policies D DM1 and D DM4.

4 Based on the information available, this permission is exempt from the requirement to provide a biodiversity gain plan under Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990. The following exemption applies:

This planning permission is for development which is a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Reason: In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).

5 INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). 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.