

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

REF NO: AB/45/20/HH

LOCATION: 19 Priory Road
Arundel
BN18 9EJ

PROPOSAL: Roof alteration from hipped roof to front and rear gable in order to create additional rooms in the roof. Erection of decking in the rear garden (extension of the proposed works to the approved application ref: AB/129/18/HH).

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to convert the roofspace to habitable use by changing of the roof from hipped to gable ended and construction of decking to the rear with stairs to the garden.

RELEVANT SITE HISTORY

AB/129/18/HH	Timber constructed gable to the front elevation with a pitch at upper level extending back to a flat roof. Porch to front elevation	ApproveConditionally 30-01-19
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REPRESENTATIONS

Town Council - No objection.

1 letter of 'no objection':

- Dormer will look into the bathroom window of the neighbouring dwelling to the South-West.
- Proposed screening should provide sufficient screening.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Designation applicable to site:
Within 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)

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 deemed to be D DM1 and D DM4 of the Arun Local Plan. Additionally, Policy AR1 of the Arundel Neighbourhood Development 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 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 alterations to the roof shape will be present in the street scene, and the application results in a change in appearance of the host dwelling. The locality is host to a wide variety of dwellings styles and types and the change to the roof is not considered to result in significant harm to the character of the host dwelling or its locality.

The rear decking area will not be visible in the street scene of Priory Road as a result of its siting and this element of the proposal is not considered to have any significant impact on the character of the host dwelling or its locality.

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

NEIGHBOURING RESIDENTIAL AMENITY

The development is not considered to result in any harmful overbearing or overshadowing of neighbouring dwellings. This is due to the siting of the roof alterations being separated from neighbouring dwellings, and boundary treatment in the area. The development introduces openings into the North-Eastern, South-Eastern and South-Western elevations of the dwellings. The Velux windows are not considered to result in any harmful overlooking impact on occupiers of neighbouring dwellings, in that the main views from these windows are predominantly towards the sky, or the roof slopes of neighbouring dwellings. The rear Juliet balcony faces towards the rear boundary of the host dwelling, therefore, any views of neighbouring dwellings are oblique only.

The rear decking area is not considered to provide any views towards the private amenity area of 17 Priory Road, due to the mature boundary treatment present along this boundary screening potentially harmful overlooking. The decking has screening proposed on its South-Western boundary which is considered to mitigate harmful overlooking of the adjacent private amenity area. The screening does feature gaps, however they are not large enough to allow for harmful views.

The development is considered to accord 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 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

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:

- Block Plan - as existing & proposed - 5186:PL:007 - November 2018 - Rev. A
- Proposed Floor Plans - 5186:PL:004 - November 2018 - Rev. A
- Proposed Front and Rear Elevations - 5186:PL:002 - November 2018 - Rev. A
- Proposed Side Elevations - 5186:PL:010 - November 2018 - Rev. 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 Prior to the use of the decking, the proposed obscure panelling, sited on the Southern elevation of the rear decking, shall be installed as shown in plan reference 'Proposed Side Elevations - 5186:PL:010 - November 2018 - Rev. A' and thereafter be retained in perpetuity.

Reason: In order to protect the residential amenities of the neighbouring dwelling to the South, 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.