

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

REF NO: AB/46/18/HH

LOCATION: 3A Fitzalan Road
Arundel
BN18 9JP

PROPOSAL: Single storey front, side & rear ground floor extension & loft conversion with associated drainage works (resubmission following AB/70/17/HH).

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above

RELEVANT SITE HISTORY

AB/70/17/HH	Front, side & first floor extensions	Withdrawn 21-07-17
AB/32/58/B	Proposed Garage Addition	Passed 30-07-58

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**Arundel Town Council
Object on the grounds of overdevelopment.**CONSULTATION RESPONSES RECEIVED:**

None received.

POLICY CONTEXTDesignation applicable to site:
Within Built-Up Area
Flood Zone 2/3**DEVELOPMENT PLAN POLICES**

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS**PROPOSAL:**

Permission is sought for the erection of a rear dormer window and a single storey, L-shaped side, rear and front wraparound extension. The proposed rear dormer would measure approximately 5.5 metres in width, 2.9 metres in depth and 2.5 metres in height. The proposed dormer would incorporate a Juliet balcony with folding doors, 1 long window serving the proposed en-suite bathroom into the rear elevation, along with a window into the side elevation, facing adjoining property 3, which would also serve the en-suite bathroom.

The proposed L-shaped front, side and rear wraparound extension would measure:

Front and side elements (including rear projection): Approximately 11.8 metres in depth, 3.1 metres in width and 2.9 metres in height.

Rear extension: Approximately 8.4 metres in width, metres in 4.05 metres in depth and 2.9 metres in height.

PRINCIPLE/POLICY:

The site is within the built area boundary where the principle of development is acceptable in accordance with SD SP2 of the Arun Local Plan 2011-2031 subject to consideration against relevant development plan policies. The key Policy considerations in the determination of this application are deemed to be D DM1 and D DM4 of the Arun Local Plan 2011-2031.

Made Plans in Arun District Council's Local Planning Authority Area are: Aldingbourne; Angmering; Arundel; Barnham & Eastergate; Bersted; Bognor Regis; Clymping; East Preston; Felpham; Ferring; Kingston; Littlehampton; Rustington; Walberton; Yapton.

The Arundel Neighbourhood Plan 2014-2029 (Submission Plan) also applies, in particular Policy 1: The Presumption in Favour of Sustainable Development.

SITE CHARACTERISTICS:

The application dwelling is a 2 storey, red brick semi-detached residential dwelling with an attached garage and a conservatory to the rear.

CHARACTER OF LOCALITY:

The property is located in a primarily residential area, close to the built up area boundary of Arundel on the southern side of the river Arun. Within the area there are a variety of property styles including 2 storey terrace and semi-detached properties.

DESIGN AND VISUAL AMENITY

The L-shaped wraparound front, side and rear extension would be single storey and the proposed rear dormer, while large, would be set down from the ridge of the existing dwelling. Taken as a whole the extensions cannot be considered to be subservient to the host dwelling.

While the proposed dormer appears to be large as it would almost fill the rear roofslope, it would only have a volume of 19.94 cubic metres, which is less than the 50 cubic metres allowed under permitted development. From a search of the planning history it is noted that fairly large dormers have been approved e.g. those at 13 Fitzalan road under application ref: AB/108/16/HH. Additionally, when carrying out the site visit the Officer noted a few large dormers that were being constructed to the front and rear of nearby dwellings. Officers consider that the proposed dormer would be of an appropriate size and scale.

The proposed L-shaped wraparound extension includes a front projecting element. From an assessment of the plans it is noted that the front projecting element would have a depth of 1.2 metres 3.4 metres in height to the top of the proposed dummy pitched roof. From the Officer's site visit it was noted that there are other front projecting elements along Fitzalan Road. Officers consider that the proposed L-shaped wraparound extension would be of an appropriate size and scale.

From an assessment of the plans and officer's site visit the proposed single storey rear extension, would be acceptable in design terms as it would be of a size and scale that harmonises with the original dwellinghouse. Therefore the proposals would not be unduly prominent or out of keeping with the design and external appearance of the application dwelling. Additionally the proposals would not have a detrimental impact on the street scene given that they are largely located to the rear and there are other examples of forward projecting development.

The proposed external materials are as follows

Existing Windows and Doors : uPVC. Proposed Doors: , softwood double doors to 'garden store.'
Proposed Windows: uPVC in white.

Existing Roof: Pitched roof in plain tiles. Proposed: flat roof in single ply membrane in grey.

Brickwork: Face brickwork to match the existing with render surrounds.

Existing Rainwater Goods: Black uPVC. Proposed: Black uPVC.

The proposed dormer is to feature:

Render surround.

Horizontal timber boarding infill.

Dormer cheek in render.

Powder coated aluminium bi-fold doors in grey.

The single storey L-shaped wraparound extension is to feature:

Rear:

Render surround.
Horizontal timber boarding.
Render return.

Side:

Brickwork to match existing.

Front:

Roof tiles to front porch and dummy pitch roof.
Brickwork to match

From an assessment of the proposed materials it is noted that the materials to be used on the rear dormer and the single storey rear extension element would not match those used in the existing dwelling. Views of the dormer 'cheek' would be available from the highway. Officers note that the dormer 'cheeks (sides)' are to be rendered. Officers consider that while this would not match the application dwelling it would be acceptable and is considered to be a suitable contrast which would not have a detrimental impact on the street scene or the pair of semis which the application dwelling forms part. From the Officer's site visit it was noted that render features within the street scene e.g. adjoining property number 3. It is considered that the, proposed render on the dormer, would provide a interesting contrast to that of the existing building.

No details, such as colour and texture of the proposed render have been provided. A condition requiring details of the proposed materials, to be submitted and agreed in writing with the Local Planning Authority will be imposed upon any grant of planning permission.

The proposed extension is considered to accord with Policies D DM1 and D DM4 of the Arun Local Plan 2011 - 2031.

RESIDENTIAL AMENITY:

With regard to overlooking of adjoining properties 3 and 3b from the proposed dormer window it is noted that when the 45 degree rule is applied some materially harmful overlooking to the primary amenity space would occur. However, from an assessment of the plans and the Officer's site visit it is noted that the level of overlooking that would occur from the proposed dormer window would be the same as the level of overlooking already available from the rear first floor windows which are onto garages and open fields beyond.. The proposed Juliet balcony is noted and Officers do not consider that this would lead to an increased level of overlooking or noise to occupiers of adjoining properties, such that would warrant refusal.

With regard to the side window in the dormer window which would serve the en-suite it is considered that a condition requiring that it be obscurely glazed and fixed shut up to a level of 1.7 metres above the floor of the room which they serve, would be imposed upon any grant of planning permission. As such it is

considered that no detrimental overlooking would occur from these windows.

3 rooflights are proposed into the flat roof of the proposed single storey wraparound extension. From an assessment of the plans the rooflights would simply allow light into the extension and would provide views of the sky.

A rooflight is also proposed into the front roofslope and would serve the proposed bedroom in the loft conversion. From an assessment it is considered that any views would be out toward the highway to the front and over front gardens of adjoining properties, areas that are already significantly overlooked.

It is considered that no detrimental levels overlooking would occur from the proposed rooflights.

The proposed side and rear projecting elements of the wraparound would be set in from the common boundary of adjoining property number 3 by approximately 0.15 of a metre and the side elevation of adjoining property number 3 by 2.59 metres at its maximum (to front) and 1.8metres at its minimum (to rear). The wraparound extension would have a height of 2.9 metres, which would be .7 of a metre higher than the existing flat roofed garage with a height 2.2 metres. There are a number of windows in the side elevation of adjoining number 3 and there is a conservatory to the rear. Having regard to the height of the proposed extension and the aforementioned separation distance it is noted that some loss of light would occur, however it is considered that it would not be such as to warrant refusal. Additionally officers note that the conservatory at adjoining property number 3 features glazing on all sides.

The proposed rear extension would have an approximate depth of 4.05 metres, while the existing rear conservatory has a depth of 3.15 metres. From the officers site visit it was noted that there is a single storey rear extension to the rear of adjoining property 3b which, also having regard to aerial photography, appears to be of a similar depth to that of the existing conservatory at the rear of the application dwelling. Therefore, officers do not consider that the increase in height and the additional depth, of approximately 0.9 of a metre would have a detrimental impact upon the occupiers of adjoining properties in particular those at 3b.

As such, it is considered that the proposed development would not have a detrimental impact on the residential amenity of the occupiers of neighbouring properties with regard to overlooking, overbearing effect, overshadowing and loss of light/sunlight.

The proposed extension is considered to accord with policies D DM1 and D DM4 of the Arun Local Plan 2011 - 2031.

PARKING AND HIGHWAY SAFETY:

Currently there is space for the parking of 2 cars in front of the existing garage and garage parking. With no on road parking restrictions. The applicant has confirmed on the submitted application form that the proposed works would not affect the existing parking arrangements. From an assessment of the plans the proposal would impact on current off-road parking levels, as it would lead to the removal of the existing garage and an would bring the built form further forward into space that is currently available for the off-road parking of vehicles. Officers note that while this is not ideal, many properties along Fitzalan Road do not have off-road parking and utilise the unrestricted on road parking.

West Sussex County Council guidance on parking provision requires 2 parking spaces to be provided. From the submitted plans and Officer's site visit only one off-road parking space space would be able to be provided as a result of the proposals. However, Officers do not consider the impact of 1 off-road parking space being displaced to the highway would lead to highway safety issues which would warrant refusal .

Therefore, it is considered that the proposal would not have a detrimental impact on parking and highway safety and as such, the proposal would comply with Policy T SP1 of the Arun District Local Plan 2011-2031

FLOODING AND FLOOD RISK

The application site falls within Flood Zones 2 and 3 and is within an area with a low risk of surface water flooding. The applicant has provided a flood risk assessment in the form of the Environment Agency's Householder and other minor extensions in Flood Zones 2 and 3 form. The applicant has indicated on the form that floor levels within the proposed development will be set no lower than existing levels and that flood proofing of the proposed development has been incorporated where appropriate. They have also indicated within an email, date received 02/08/2018, that the finished floor level of the extension will match an existing one with standard damp proof course with all work carried out to the complete satisfaction of the LA Building Control. It is considered that this is acceptable.

As such it is considered that the proposal would adhere with the NPPF July 2018, the NPPG and Environment Agency guidelines regarding flooding and flood risk.

OTHER:

Arundel Town Council object to the proposals on the grounds of overdevelopment. Having regard to the above assessment officers consider that the proposals are, as a whole not subservient to the host dwelling. However, all taken together there is no unacceptable harm in terms of the impact on visual and residential amenities and therefore the proposal does not warrant refusal of permission.

SUMMARY:

It is therefore recommended that, on balance, the application be approved subject to the conditions over.

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:

1.00, 1.01 Rev A and 1.02 Rev A,

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Policies D DM1 and D DM4 of the Arun District Local Plan 2011 - 2031.

- 3 The side window serving the proposed dormer en-suite bathroom in the rear elevation shall at all times/be glazed with obscured glass and be permanently non-opening up to a height of 1.7 metres above the floor of the room it serves.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies D DM1, D DM4 of the Arun District Local Plan 2011-2031.

- 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.