

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

REF NO: AB/46/19/HH

LOCATION: 17 Stewards Rise
Arundel
BN18 9ER

PROPOSAL: Single storey front/side/rear extension, porch to front, dormer to side to create additional habitable roofspace and landscaping to front to create 2 new car parking spaces

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above

RELEVANT SITE HISTORY

PAA/138/18/	Pre-application advice for single story extension and porch	Approve Pre App 02-01-19
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REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Arundel Town Council

The Committee objected to the proposal on the grounds that the extensions would result in a dwelling of a size uncharacteristic of the more discreet buildings along the road and introduce a large and bulky "box" dormer that would be intrusive and harmful to the more prevailing simple roof forms found hereabouts. The development would also result in the loss of an open area of front garden to additional car parking which together with the existing parking provision would dominate the street scene. Overall, the scheme would result in an unsympathetic form of development that would harm the character and appearance of the area.

No representation from nearby occupiers

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Within the 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)
DSP1	D SP1 Design
SDSP2	SD SP2 Built-up Area Boundary

Arundel Neighbourhood Plan 2014 POLICY1:

The Presumption in Favour of Sustainable Development

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS**PRINCIPLE**

The application site is located within the built up area boundary, where the principle of development is acceptable subject to accordance with the relevant development plan policies, as stated in SD SP2 of the Arun Local Plan. In this case, the key policies are deemed to be D DM1 and D DM4 of the Arun Local Plan. Additionally,

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.

Policy 1 of the Arundel Neighbourhood Plan sets out that planning applications which accord with the policies in the Neighbourhood Plan will be approved, unless material consideration indicate otherwise.

DESIGN AND VISUAL AMENITY

It is considered that the proposed development would have no significantly harmful impact on the locality. The extension is partially to the rear of the host dwelling, and therefore there are no views of this aspect from the street scene. However, both the porch and the aspect of the extension that is forward of the principal elevation are considered to be sympathetically designed, and do not come forward of the established building line in the locality.

FRONT PORCH

The applicant seeks planning permission for the construction of a porch to the front of the established dwelling. The proposed porch will measure approximately 3.75m wide, 2.5m in depth and be built to the proposed height of 2.4m.

The proposed extension given its location will be visible from the street scene. However it is an extension of an existing porch and given its limited size will have an acceptable impact on the character of the host dwelling and the street scene.

The proposed extension is considered to appear subservient to the host dwelling and would not result in any adverse impact on the spatial pattern or character of the area and would therefore accord with the policies D DM1 and D DM4 of the Arun Local Plan.

REAR AND SIDE

The development will run along the western boundary and extend beyond the rear elevation by 3m. The side extension will have a width of 1.4m retaining 0.9m to the boundary.

The existing garage is just under 3m from the rear of the dwelling and as such the extension will meet with the garage. The garage doors however will be set further back into the garage and therefore with the roofs overlapping a small covered area will form. The extension will then run along the full width of the rear elevation.

The side extension will have a pitched roof to a height of 3.7m and eaves to match the host dwelling at 2.5m. The roof will then alter to form a flat roof to the rear of the extension to a height of 2.75m with a maximum of 3.4m with two roof lanterns.

There is a conservatory to the neighbouring property at the eastern elevation however it has been constructed with a part brick wall at the boundary and with the extension meeting approximately in line with the neighbouring conservatory any overshadowing or overbearing is not considered significant.

There will be a door to the front which will overlook the street scene. There will be window to the side extension facing west however with the extension being single storey and with 1.8m fencing along the boundary this is not deemed to give rise to any adverse overlooking upon neighbouring amenity. Doors will also be sited to the rear extension however again 13.5m is retained to the rear with sufficient boundary treatment and there is not considered to be any adverse impacts upon neighbouring amenity.

As a result of the modest scale and design the proposed development is not considered to harm neighbouring amenity by way of overbearing, overshadowing or overlooking and accord with DDM1 and DDM4 of the Arun Local Plan.

DORMER

The dormer to the side will have a flat roof to a height of 5.5m (from the ground) and depth of approximately of 3.35m. The proposed development could gain views of neighbouring properties and as such the windows have had conditions applied. The proposal also retains approximately 5m to the boundary. Similar development could be allowed under permitted development as such the size and shape of the dormer are not considered to have adverse impact on the design and visual amenity.

The proposal is not deemed to impact upon neighbouring amenity by way of overbearing, overshadowing or overlooking and accord with DDM1 and DDM4 of the Arun Local Plan.

NEIGHBOURING RESIDENTIAL AMENITY

Arun Local Plan Policy D DM1(3) indicates that planning permission will only be granted where it has minimal impact on the users and occupiers of nearby land. This would be by avoiding significant loss of sunlight, privacy and outlook and unacceptable noise and disturbance.

The proposals maximum height is 5.3m, is set 0.5m away from the Southern boundary and slopes away from the neighbouring property. The height along the northern boundary is 3m with a flat roof. These dimensions and design are not deemed to give rise to any significant adverse impact on neighbouring residential amenity.

There is not considered to be a significant loss of privacy as whilst it is noted that the proposal features windows on its western elevation, any views would be impeded by the fencing that lies between the host

dwelling and the neighbour to the west. As well as this the 4 No. Velux windows proposed to be situated in the roof do not allow for any views of neighbouring properties.

In this case, it is considered that the proposed development would be acceptable on the residential amenities of neighbouring properties as a result of their siting, design and separation distance from adjacent occupiers.

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:
17SRPRPRK2018-R02 Proposed Roof Plan
17SRPRPRK2018-R03 Proposed Block Plan
17SRPRPRK2018-R02 First Floor Plan
17SRPRPRK2018-R02 Ground Floor Plan
17SRPRPRK2018-R02 Proposed Elevations

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 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.