

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

REF NO: AB/76/15/HH

LOCATION: 21 Orchard Place
Arundel

PROPOSAL: Increase the size of existing rear dormer window, extension to the existing single storey rear kitchen & change of existing window on West elevation to French doors. This application affects the character & appearance of the Arundel Conservation Area.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

The development proposed is a rearwards extension of an existing single storey element of this dwelling. The proposed extension would be a continuation of the existing single storey rear element of this dwelling and would extend it from 3.35m in depth to 5.5m in depth and would remain 2.2m in width. The existing roof of the rear extension would be extended and would be hipped back. The existing sloping mono-pitch is slightly higher (approx. 300mm) than the roof of the adjoining lean to roof. Eaves level would remain 2m as existing. The works will involve the demolition of a small lean to element of the dwelling on the rear of the existing extension.

An existing rear window opening would be extended downwards to allow the installation of patio type doors. These would have similar glazing proportions to the existing window.

In the rear roof area, an existing flat roofed dormer measuring 0.7m in width and 0.7m in depth would be replaced by a flat roofed dormer measuring 1.5m in width and 0.9m in height. This would extend 1.4m out from the roof plane rather than the present 1.05m.

Materials proposed are painted render to match existing, slate roof to match existing and casements to match existing.

SITE AREA

The site area is approximately 0.01 hectares.

RESIDENTIAL DEVELOPMENT DENSITY (NET)

The site is located in an area of relatively high

TOPOGRAPHY	density residential development. Orchard Place rises northwards towards Arundel Cathedral. The terraced dwellings on the west side of the road are 'stepped' and floor levels/ridge lines rise northwards.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	The dwelling is within a terrace and fronts onto the footpath. The rear and rear side boundaries of the site are a mixture of fencing and planting and also the side of the adjoining extension. To the rear is a wall with ivy which is 2m-3m in height.
SITE CHARACTERISTICS	The site is occupied by a terraced dwelling of two-storey appearance which has a rear dormer and room on the roof space. The rear dormer has a lead roof. The main dwelling is constructed of flint with red brick detailing and has a slate roof. The existing single storey rear element is painted brick/render with slate roof. There is rear pedestrian access to the site.
CHARACTER OF LOCALITY	The site is located within a residential area characterised by terraced two storey dwellings of similar construction/materials to the application dwelling. To the rear of the site are more modern two-storey dwellings.

RELEVANT SITE HISTORY

AB/118/86/L	Application for Listed Building Consent for alterations and improvements	ApproveConditionally 09-03-1987
AB/77/15/L	Application for listed building consent to increase the size of existing rear dormer window, extension to existing single storey rear kitchen & change of existing window on West elevation to French doors.	ApproveConditionally 11-08-2015

REPRESENTATIONS

Representations received:

Arundel Town Council raises no objection.

No representations have been received from nearby occupiers.

Comments on Representations received:

None.

CONSULTATIONS

Conservation Officer

Consultations responses received:

The Conservation Area Advisory Committee (CAAC) raises no objection.

The Conservation Officer has not commented, but was in attendance at the CAAC meeting and therefore no objection can be assumed.

Comments on Consultation responses:

Comments noted.

POLICY CONTEXT

Designation applicable to site:

Within Built Up Area

Listed Building

Conservation Area

DEVELOPMENT PLAN POLICIES

[Arun District Local Plan 2003:](#) [GEN2](#)
[AREA2](#)
[GEN7](#)
[DEV19](#)
[GEN12](#)

[Publication Version of the Local Plan \(October 2014\):](#)

Built-up Area Boundary
Conservation Areas
The Form of New Development
Extensions to existing residential buildings
Parking in New Development
HER DM3 Conservation Areas
D DM1 Aspects of Form and Design
Quality
D DM4 Extensions and Alterations to
Existing Buildings (residential and non-
residential)
D SP1 Design

PLANNING POLICY GUIDANCE

NPPF
NPPG

National Planning Policy Framework
National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE

ADS

The Arundel Design Statement by Arundel Town
Council

POLICY COMMENTARY

The Development Plan consists of the Arun District Local Plan 2003, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

Arun District Council's Development Plans:

Paragraph 215 of the NPPF ensures that specific policies in Arun District Local Plan 2003 can carry weight. The weight afforded to the policies with Local Plan policies can be assessed according to their level of consistency of the various policies with the National Planning Policy Framework.

Paragraph 216 of the NPPF confirms that weight can be given to policies in emerging plans from the day of publication. The Council resolved that the policies and maps in the Publication Version of the Local Plan be used in the determination of this planning application. Following 'publication' of the Local Plan a formal public consultation, examination and adoption process takes place.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The statement of representations procedure and statement of fact produced by the Council under regulation 19 explains that the consultation will take place on 30th October 2014 for six weeks.

The Neighbourhood Development Plan

Where applicable, Neighbourhood Development Plan's (more commonly known as a neighbourhood plan or NDP), once made by Arun District Council, will form part of the statutory local development plan for the relevant designated neighbourhood area and policies within them will be considered in determining planning applications. Made NDP policies will be considered alongside other development plan documents including Arun District Council's Local Plan. Whilst an NDP is under preparation it will afford little weight in the determination of planning applications. Its status will however gain more weight as a material consideration the closer it is towards it being made. Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation(Reg.14).

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

Arundel has a Made Neighbourhood Development Plan (NDP) but there are no policies relevant to this application.

Arundel Design Statement (ADS)

The ADS was produced by Arundel Town Council and Arun District Council resolved on at Cabinet on 11th February 2008 that the Arundel Design Statement be endorsed as a Material Planning Consideration.

What is the purpose of Village Design Statements? The purpose of Village Design Statements is to improve and encourage better quality design in towns and villages and are useful for all types of development not only that requiring planning purposes.

The Local Planning Authority may endorse a Village Design Statement as a material planning consideration in determining planning applications as long as the Statement complies with national and local planning policy. Where a Village Design Statement has been endorsed by Local Planning Authority it will be seen to carry more weight when planning applications are being determined or at appeal.

The ADS contains useful characterisations of Arundel and associated guidance which is considered to be consistent with adopted policy. Planning Guidelines in relation to the Conservation Area are:

Alterations and Conversions

The alteration and conversion of historic buildings in a visually sensitive area affect both the

buildings themselves and the area as a whole. In this section we deal with the impact on the fabric and integrity of the buildings.

- Inappropriate changes to a historic building should be resisted. Following extension or conversion it should be possible to appreciate the structure and appearance of the original building.
- The architectural details referred to previously highlight the character of the conservation area and the need for the sympathetic repair and alteration of the old buildings of this area.
- It should be noted that important internal features and the historic layout of listed buildings should be protected.
- Any alterations should be in-keeping with these original features as they contribute to the character of the Town.
- Any alterations should be in-keeping with the adjacent street scene, the materials, fabric and colour schemes should be sympathetic with those of the adjacent buildings.
- Contemporary UPVC and aluminium double glazing will not be allowed.

External Fittings

Pipes, wires and aerials can detract significantly from the external appearance of the buildings, and particularly those in an historic setting.

- It is often possible for plumbing to be kept within a building. Where this is not possible it should be located in the most inconspicuous positions, and not on the front elevation.
- External plumbing and rainwater pipes should be painted black on brick buildings, and a colour to match the rest of the building where they are stuccoed or rendered.
- Many wires can be kept internal and those that have to be external can be run along the building features to reduce their impact on the lines of the building.
- Satellite dishes are potentially the most visually detracting items to be attached to historic buildings. They should not be permitted on front elevations and extreme care should be exercised in positioning them elsewhere on buildings. In the conservation area their impact could be significant due to the high visibility of houses' rear elevations and roofs. See Policy AREA 3 in Arun District Local Plan.
- Meter boxes and burglar alarms can be particularly unattractive features, mainly due to their deterrence role, burglar alarms are often brightly coloured and prominently located. Owners should be encouraged to site them less prominently, preferably on the side walls where they will still fulfil their function.

Roofscape

Due to the conservation area's hillside topography the roofs of its buildings are highly visible both from within and without the conservation area (IBP). There are a number of roof extensions dormers and roof lights, but on the whole the rooflines have remained reasonably intact.

- They should continue to be protected and proposals for significant roof alterations should be resisted.
- In other situations roof lights are generally permitted on the rear roof slopes, but in the conservation area, rear elevations are often as visible as the front ones so this should not always apply. For this reason it is recommended that applications for rear extensions in the conservation area should also be examined with particular care.
- Where an alteration is likely to be widely visible it should not be permitted unless it can be demonstrated that it complements and is in keeping with the original design of the building or group of buildings.

- Where roof alterations are permitted the use of Conservation style Roof-lights should be enforced.

The proposals are considered to be consistent with the Neighbourhood Development Plan and the Arundel Design Statement for reasons given in the Conclusions section of this report.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

PRINCIPLE

The site is located within the built-up area where the principle of development is acceptable, subject to accordance with relevant planning policies. In this instance, the main criteria against which the application will be assessed is contained within the Arun District Local Plan which in this case are considered to be policies GEN7, DEV19, AREA2 which seek to prevent development that would have an adverse impact upon visual and residential amenities and on the Conservation Area. Policies D DM1, D DM4, D DM3, D DM4, in the Emerging Local Plan are also considerations, these also seek to ensure that development would not have an adverse impact upon visual and residential amenities, Listed Buildings, on the Conservation Area and on parking.

DESIGN & VISUAL AMENITY

The proposed extension is of similar and sympathetic design and materials. The hipped back roof reduces potential impact on adjoining dwellings. The proposed extension does not extend beyond the rear of the adjoining extension to no.23 and whilst slightly higher in terms of mono-pitch is not intrusive.

The proposed dormer is consistent with the flat roofed design of dormers in the rear roof planes of nearby dwellings and is not unduly large. Materials are also sympathetic.

The increase in opening depth to provide rear patio type doors and their design are also sympathetic.

The proposals are considered to be consistent with policy relating to design and visual amenity.

CONSERVATION AREA

For the reasons given above, there is not considered to be harm to the Conservation Area.

The proposals are considered to be consistent with policy relating to Conservation Areas.

RESIDENTIAL AMENITY

The proposed extension would be alongside an existing extension and be slightly higher in terms of the mono-pitch. This would not however give rise to dominance in outlook or light loss to the either adjoining dwelling. There is also little or no impact on dwellings to the rear. The proposed dormer is of limited increased size and separation from dwellings to the rear remains almost the same. It is not considered that there is any significant amenity loss to dwellings to the rear given the limited increase in dormer/window size.

The proposals are considered to be consistent with policy relating impact on residential amenity.

CONCLUSIONS

The proposals are considered to be generally consistent with policy to preserve and enhance the Conservation Area.

It is therefore recommended that planning permission is granted 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 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 neutral 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).

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 drawings:

Drawing Number 1033_001 - Site Plan - Dated June 2015
Drawing Number 1033_002 - Existing & Proposed Ground Floor Plan - Dated June 2015
Drawing Number 1033_003 - Existing & Proposed First Floor Plan - Dated June 2015
Drawing Number 1033_004 - Existing & Proposed Attic Plan - Dated June 2015
Drawing Number 1033_005 - Existing & Proposed Roof Plan - Dated June 2015
Drawing Number 1033_006 - Existing & Proposed East Elevation - Dated June 2015
Drawing Number 1033_007 - Existing & Proposed West Elevation - Dated June 2015
Drawing Number 1033_008 - Existing & Proposed South Elevation & Section - Dated June 2015

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District 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.
- 4 **INFORMATIVE:** The Applicant is advised to note that there are further planning conditions attached to Listed Building Consent Number AB/77/15/L for the development permitted by this planning permission. These conditions must also be complied with.