

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

REF NO: AB/81/21/HH

LOCATION: 11 King Street  
Arundel  
BN18 9BJ

PROPOSAL: Installation of 1 x rear dormer. This application may affect the character and appearance of the Arundel Conservation Area.

**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION      The applicaiton seeks to construct a dormer to the rear of the property.

**REPRESENTATIONS**

Arundel Town Council provided an objection.

- The new dormer will result in dormers being the dominant feature on the roof slopes, in conflict with DDM1, DDM4, Arun Design Guide and Arundel Village Statement.

No representation received from nearby occupiers.

Conservation Area Advisory Panel provided no objection

- The dormer will clutter and crowd the rear roof slope.  
- However the effect is its impact on the Conservation Area and with it located to the rear, with extremely limited views from other nearby buildings given the configuration of existing buildings and of land form.  
- It is very difficult to argue that the proposal will result in any adverse effect on the character or appearance of the conservation area.

**CONSULTATION RESPONSES RECEIVED:**

None

**POLICY CONTEXT**

Built up area boundary

**DEVELOPMENT PLAN POLICIES**

[Arun Local Plan 2011 - 2031:](#)

|        |                                                         |
|--------|---------------------------------------------------------|
| DDM1   | D DM1 Aspects of form and design quality                |
| DSP1   | D SP1 Design                                            |
| DDM4   | D DM4 Extensions&alter to exist builds(res and non-res) |
| HERDM3 | HER DM3 Conservation Areas                              |
| HERSP1 | HER SP1 The Historic Environment                        |

**PLANNING POLICY GUIDANCE:**

|      |                                     |
|------|-------------------------------------|
| NPPF | National Planning Policy Framework  |
| NPPG | National Planning Practice Guidance |

**SUPPLEMENTARY POLICY GUIDANCE:**

|       |                                               |
|-------|-----------------------------------------------|
| SPD13 | Arun District Design Guide (SPD) January 2021 |
|-------|-----------------------------------------------|

**CONCLUSIONS****PRINCIPLE**

The key policies considered are D DM1 and D DM4 of the Arun Local Plan.

Arundel has a made Neighbourhood Plan with policy 1 and 2 of relevance to the applicaiton. The proposal complies with these policies being located within the BUAB.

**DESIGN AND VISUAL AMENITY**

The proposals seeks to construct a dormer to the rear roof slope of the property. As such this will not be visible from the wider area.

There are two existing small dormers to the rear and the proposed will be constructed of the same style and size as the existing. As such it appears well integrated with the existing features and design and is not considered to result in an overdevelopment upon the roof slope.

The materials will match the host dwelling again ensuring it appears sympathetic in design and will be conditioned.

Arun recently adopted a Design Guide which seeks to increase design in the district. The proposal is considered to comply with this in such that the design responds to and complements the existing character and appearance of the dwelling. The scale and massing is also appropriate.

Due to the siting to the rear of the property and design which matches that of the host dwelling, the proposal is not deemed to harm the appearance of the street scene and accord with D DM1 and D DM4 of the Arun Local Plan.

**RESIDENTIAL AMENITY**

The dormer is located to centre of the roof slope with existing dormers either side. As such it is not considered to appear overbearing. There are already views available from the roof slope due to the existing dormers and the addition is not considered to result in an increase in adverse overlooking additional to that which is already achievable.

The proposal is not considered to result in adverse harm upon amenity by way of overbearing, overlooking and overshadowing and accord with D DM1 and D DM4 of the Arun Local Plan.

**HERTIAGE ASSETS**

The site falls within the Arundel Conservation Area.

Para 194 of the NPPF requires the LPA to identify the significance of the heritage asset affected by a proposed development. The heritage asset in this case are of some significance.

Para 195 requires the LPA consider the significance of the impact upon that heritage asset. The proposal

has limited impact on the significance of the heritage assets. This is due to its siting which is located to the rear of the property and therefore not visible from the street scene or wider area. The proposal also matches that of features already present at the property.

#### **SUMMARY**

The proposed development is deemed to accord with relevant development plan policies and as such 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**

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
  - Location Plan - 878- DPA-01
  - Block Plan - 878-DPA-02
  - Proposed Elevations - 878-DPA-05
  - Proposed Floor Plan - 878-DPA-03
  - Design and Access Statement

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 The materials and finishes of the external walls and roof of the dormer hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policies 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.