

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

REF NO: AB/98/21/HH

LOCATION: 4 High Ridge Close
Arundel
BN18 9ES

PROPOSAL: Erection of 2No single storey rear extensions. Conversion of roof space to habitable use to include 2No front and 1No rear flat roof dormers. Increased width of existing vehicular crossover and 1No additional crossover. Gabled canopy to front entrance and removal of chimney.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct front and rear dormers. There will also be 2 single storey extensions to the rear and alterations to parking at the front of the property.

REPRESENTATIONS

Arundel Town Council - objection

- It does not meet the requirements of M01 of the Design Guide and D DM4 of the Local Plan.

5 letters of objection received from nearby occupiers.

- The extension and dormer has windows that will overlook.
- The proposed dormers would be inconsistent with the area.
- Not sympathetic to the area.
- The large dormer window would be intrusive.
- It is not clear if a balcony is included.
- The use of the extended garage is not on the plan.
- Surface water drainage should be checked to ensure it can accommodate the development.
- It will alter the appearance of the dwelling with the use of cladding and grey windows.

Comments noted. A balcony was removed from the description and does not form part of the proposal. Changes to drainage will be complied with under Building Regs.

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)

[Arundel Neighbourhood Plan 2018-2031 AR1](#)

Arundel Built Up Area Boundary

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
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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 AR1 of relevance to the application. The proposal complies with this policy being located within the built up area boundary.

DESIGN AND VISUAL AMENITY

The development is situated to the front and rear of the property and will be visible from wider area.

The proposal seeks 2 front facing dormers and alterations to the materials which will install cladding and replace windows/sofits, resulting in a change to the appearance of the property within the street scene.

The surrounding properties are similar in appearance featuring bungalows and the proposal would result in the dwelling appearing slightly out of character due to the additional features. These additional features by reason of their size and design are not considered to result in demonstrable harm such that refusal is justified.

The dormers are relatively modest in size and do not dominate the roof slope, retaining 0.8m and 1.3m to the ridge and eaves. Whilst dormers are not common with the vicinity, the neighbouring dwelling at No.5 has a small dormer to the front elevation and therefore the principle of front dormers has been established and it could not be argued the proposed dormers would result in an alien feature, with one already present in the street scene.

There will be a pitched roof porch to the front. A porch can be built under Permitted Development (there are no restrictive conditions on the original permission) to a certain size however the proposed is slightly higher. Porches are not common in the area however neighbouring dwellings feature a gable front and the pitched roof element of the porch is considered to integrate with the area. The depth of this is modest at 0.5m forming an open canopy.

Materials proposed further alter the appearance of the dwelling from the street scene. Cladding is proposed which is not visible in the locality. However the cladding is only proposed to the walls of the dormer and therefore its use is relatively minor. The colour of the cladding can help to reduce impact on the street scene and the agent confirmed the colour of the cladding has not yet been decided. It has been conditioned that details of the materials and colour to be used shall be submitted so that it can be assessed to ensure it is acceptable. Windows and soffits will be replaced and are proposed to be grey aluminium.

The Arun Design Guide states 'the scale, massing and positioning of extensions should be visually subservient to the existing property in order to ensure that the latter remains the dominant form, with extensions of over 50% of existing floorspace unlikely to be considered acceptable'. Further Part M requires dormers to be small with a pitched roof. The dormers and extensions are considered subservient in scale and less than 50 % of the floorspace. The dormers to the front are small but do not have a pitched roof however this does not result in the front dormers being unacceptable. The dormer to the rear is large with a flat roof however this is typical of rear dormers as does not result in harm to the street scene.

Whilst the proposal alters the appearance of the dwelling in the street scene, the design would not result in significant harm upon the street scene, with a dormer present at a nearby property and with some of the changes likely to fall under permitted development, the development complies with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

To the rear of the property, two extensions and a dormer are proposed.

The rear dormer has a height of 2.5m, depth of 3.4m and width of 8.75m, running along the majority of the roof slope. This is not deemed to appear overbearing retaining 3.6m to the adjoining roof slope at No.5. There will be 2 windows and a juliet balcony, serving bedrooms and a bathroom. Due to its location, it will likely give rise to some views to the property at the rear at 17 Stewards Rise and adjoining gardens, however a similar dormer could be constructed under permitted development (there are no restrictive conditions on the original permission) and as such the overlooking achieved would not increase from that which is achievable without permission. It is also not considered to give rise to direct views in neighbouring windows, as a result of the separation distance which when drawn at a 45 degree angle retains around 17m from the rear of the host dwelling to the rear of No.17.

An extension will be to the north east elevation, to the rear of the garage. This will have a depth of 5.4m which extends approximately 3.3m beyond the rear elevation of the dwelling. This has a flat roof with a height of 2.4m. There is hedging along the boundary and with the garage at 5 located alongside, the extension will not intersect a 45 degree angle when draw from the closest windows to the boundary.

There will be an extension to the south western elevation. There is an existing addition of 2.2m depth. This will be extended the same depth resulting in an extension of 4.4m. This has a flat roof with a height of 2.65m. As a result of its height and location which retains 2.6m to the boundary, it is not considered to result in adverse overbearing.

There will be a window to the rear of each extension, which will provide views over the garden of the host dwelling.

The proposed development is not considered to result in significant impact upon amenity by way of overbearing, overlooking or overshadowing and accord with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to comply 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 and Existing Plans - 01
 - Proposed Elevations - 04
 - Proposed Floor Plans - 03A

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 No development above damp proof course (DPC) level shall take place unless and until a schedule of materials and finishes to be used for external walls and roofs of the extension and dormers have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the extensions.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of the character and appearance of the area, to achieve a building of visual quality 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.