

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

REF NO: AL/102/25/HH

LOCATION: 26 St Richards Road
Westergate
Aldingbourne
PO20 3RD

PROPOSAL: Hip to gable loft conversion with side dormer.

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| SITE AND SURROUNDINGS |
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DESCRIPTION OF APPLICATION As above.

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| REPRESENTATIONS |
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Aldingbourne Parish Council - No objection.

No representation received from nearby occupiers.

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| CONSULTATIONS |
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CONSULTATION RESPONSES RECEIVED:

Southern Water - No response received.

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| POLICY CONTEXT |
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Built-Up Area Boundary.
Prone to Groundwater Flooding.
Lidsey Treatment Catchment.

DEVELOPMENT PLAN POLICIES

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

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

PLANNING POLICY GUIDANCE:

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

SUPPLEMENTARY POLICY GUIDANCE:

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

DESIGN AND VISUAL AMENITY

The site is a semi-detached bungalow. This application seeks planning permission for the construction of a hip to gable loft conversion with side dormer. The proposed works would be finished in materials to match those of the existing host dwelling and would not be visible from the street scene besides the two front rooflights proposed.

To facilitate the proposed loft conversion, a hip to gable roof extension is proposed. The ridge line of the host dwelling would be extended to the rear (west), creating a gable end to the rear elevation. It is noted that the hip to gable roof extension would unbalance this pair of semi-detached bungalows, however an existing rear extension already plays some part in this. The roof extension would have a volume of 14.05m³ and therefore it is noted that the extension could be constructed under permitted development. The extension respects the original roof ridge height, and it would not reduce the separation distance between the host dwelling and neighbouring properties. The roof extension would be sited to the rear therefore, the proposed hip to gable roof extension would not appear prominent or out of character within the street scene and would not result in harm to the character of the host dwelling.

The side dormer would have a flat roof form and would measure 8.7m wide, 2.6m deep and 2.5m high. It would be set down 0.4m from the main ridge of the dwelling and set in 0.4m from the flank elevations. The dormer is in partial conflict with the Arun Design Guide, which states that dormers should be minor incidents on the roof plane and incorporate pitched roofs in most cases, avoiding large box-shaped designs. However, as the dormer is to the rear of the property thus will not be visible from the public realm and is similar to that which could be constructed under permitted development. As such, the proposed rear dormer is acceptable in this instance.

Two rooflights are proposed to the front (east) elevation and two rooflights to the side (north) elevation of the dwelling. The rooflights would be proportionate in scale and number and would not result in any harm in this regard, furthermore there are several examples of front rooflights in the street scene.

Although there is some conflict with the Arun Design Guide, the proposal would not result in harm to the character and visual amenity of the dwelling or the wider area. As such, the proposed development is in accordance with Arun Local Plan policies D DM1 and D DM4.

NEIGHBOURING RESIDENTIAL AMENITY

Part M of the ADG states householder extensions should protect neighbouring amenity in terms of privacy and overshadowing, considering the positioning of neighbouring buildings and respond to existing elevations through the size and positioning of doors and windows.

The property has neighbours to either side and to the rear. The proposals do not alter the distance of the property to the side boundaries, and there remains a minimum distance of 1.6m to the north boundary and 18.31m to the west boundary. The flank-to-flank distance is 3.5m between the proposed side dormer and the adjoining neighbour to the south, No. 28 St Richards Road. The distance from the neighbouring properties is such that the proposed increase in bulk would not result in significant overbearing or overshadowing effects.

Fenestration would be introduced into the first floor of the property as a result of the development. This includes two rooflights on the north (side) roof slope and two on the front (east) roof slope, and two windows on the side (south) elevation, which would be obscurely glazed and conditioned as such, given the proximity of the proposed southern facing windows to the adjoining neighbour to the south. On the rear elevation, a Juliet balcony is proposed. This will likely give rise to some increased overlooking of the

neighbouring gardens. However, it is likely that a dormer with a Juliet balcony could be constructed under permitted development. The effects of this would likely be similar to the fenestration proposed. There is also fenestration present on the rear elevations of neighbouring properties at first floor level. On balance, the proposal will not give rise to unacceptable overlooking effects.

Additionally, a total of four rooflights are proposed. Due to the siting of the rooflights, they would not give rise to any overlooking concerns.

The proposal is in accordance with policies D DM1 and D DM4 of the Arun Local Plan in that it would not result in adverse overshadowing, overlooking or overbearing effects to neighbouring properties.

LIDSEY TREATMENT CATCHMENT AREA

The application site is located within the Lidsey Treatment Catchment Area. The hip to gable extension and dormer would not alter the footprint of the building, and all proposed works would relate solely to the existing roof slope of the host dwelling. As such, the proposed development would not increase the risk of flooding elsewhere and is acceptable in accordance with policy W DM1 of the Arun Local Plan.

SUMMARY

The development is in accordance with relevant development plan policies and 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

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.

CIL DETAILS

This application is not CIL liable.

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
- Roof Plan
- Proposed Plans

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policies D DM1 and D DM4.

- 3 The windows within the southern elevation of the side dormer shall at all times be glazed with obscured glass and non-openable below 1.7m above finished floor level. This arrangement shall be permanently retained thereafter.

Reason: To protect the amenities and privacy of the adjoining property in accordance with Arun Local Plan policies D DM1 and QE SP1.

- 4 Based on the information available, this permission is exempt from the requirement to provide a biodiversity gain plan under Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990. The following exemption applies:

This planning permission is for development which is a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Reason: In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).

- 5 **INFORMATIVE:** Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). 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 NPPF.