

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

REF NO: AL/114/25/HH

LOCATION: 37 Lamorna Gardens  
Westergate  
Aldingbourne  
PO20 3RL

PROPOSAL: Loft conversion, dormers to front and rear.

<b>SITE AND SURROUNDINGS</b>
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DESCRIPTION OF APPLICATION As above.

<b>REPRESENTATIONS</b>
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Aldingbourne Parish Council - No objection.

No representation received from nearby occupiers.

<b>CONSULTATIONS</b>
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**CONSULTATION RESPONSES RECEIVED:**

Drainage Engineers - No response received.

<b>POLICY CONTEXT</b>
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Built-Up Area Boundary.  
Prone to Groundwater Flooding.  
Flood Zone 2.  
Lidsey Treatment Catchment Area.

**DEVELOPMENT PLAN POLICIES**

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

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions and alter to exist builds (res and non-res)
WDM1	W DM1 Water supply and quality
WDM2	W DM2 Flood Risk
WDM3	W DM3 Sustainable Urban Drainage Systems

**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****DESIGN AND VISUAL AMENITY**

The site contains a semi-detached two storey dwelling along Lamorna Gardens. This application seeks planning permission for a loft conversion with front and rear dormers. The front dormer would be visible from the street scene of Lamorna Gardens, and the rear dormer would be visible from the road to the rear, Westergate Street. The proposed dormers would be finished in materials to match those of the existing host dwelling. Amended plans were sought and received during the course of this application to reduce the size of the proposed front dormer.

The front dormer would measure approximately 1.9m wide, 3.1m deep and 1.9m high and would have a flat roof. One window is proposed within the front elevation of the dormer. The development would alter the bulk of the property, however the main roof ridge height of the dwelling would be retained, the front dormer would be set down by 0.5m and set up from the eaves, and the development would not project beyond the original footprint of the property which helps to minimise any visual harm upon the locality and complies with the Arun Design Guide (ADG). Furthermore, there is an example of a front dormer at the neighbouring property to the north, in addition to other front dormers within the wider street scene. Therefore, the proposed front dormer would not at odds with the wider character of the street scene or area, nor result in harm to visual amenity.

The rear dormer would measure approximately 5.2m wide, 4.2m deep and 2.5m high and would have a flat roof. Two windows are proposed within the rear elevation of the dormer. The dormer would be finished with hanging tiles to match the existing, and the windows would be white UPVC to match existing. The dormer is in partial conflict with the Arun Design Guide (ADG), which states that dormers should be minor incidents within the roof plane and incorporate pitched roofs in most cases, avoiding large box-shaped designs. However, as the dormer would be sited to the rear of the property and is similar to that which could be constructed under permitted development. As such, the proposed rear dormer is acceptable in this instance.

Although there is some conflict with the Arun Design Guide (ADG), 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.

**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 front and rear dormers would be contained within the front and rear roof slopes of the existing dwelling, therefore, the proposal would not result in overbearing or overshadowing effects to neighbouring properties.

One window is proposed within the front dormer which would look onto Lamorna Gardens and Meadow Way and would not result in any overlooking to neighbouring properties. Two windows are proposed within the rear elevation of the dormer which would provide an outlook to the rear garden of the host dwelling. Whilst some views of neighbouring gardens would be available from the rear dormer, these views would not be dissimilar to those already available from the first floor fenestration and the proposal would not result in harmful overlooking impacts.

The proposed development is in accordance with Arun Local Plan policies D DM1 and D DM4 and Part M of ADG in that it will not give rise to adverse overlooking, overbearing or overshadowing effects.

**LIDSEY TREATMENT CATCHMENT AREA**

The application site is located within the Lidsey Treatment Catchment Area. The Drainage Engineers have been consulted on this application, however no response has been received.

The dormers would not alter the footprint of the building, and all proposed works would relate solely to the existing front and rear roof slopes of the host dwelling. As such, the proposed development would not increase the risk of flooding elsewhere and is acceptable in accordance with Arun Local Plan policies W DM1 and W DM3.

**FLOOD RISK**

The application site is located within Flood Zone 2. The proposal would not alter the footprint of the host dwelling and as such, would not increase the impermeable area on site. Therefore, the proposal would not increase the risk of flooding elsewhere and is acceptable in accordance with Arun Local Plan policy W DM2.

**SUMMARY**

The proposed 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.

<b>RECOMMENDATION</b>
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**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 Block Plans, Existing and Proposed Plans and Elevations A100 Rev A.

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 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).

- 4 **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 identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the NPPF.