

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

REF NO: AL/118/21/HH

LOCATION: L'Apache
Westergate Street
Westergate
PO20 3SQ

PROPOSAL: Loft extension to facilitate loft conversion to habitable use including the installation of 1 x side dormer and conversion of detached garage to annexe

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a loft extension to facilitate loft conversion to habitable use including the installation of 1 x side dormer and conversion of detached garage to annexe.
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RELEVANT SITE HISTORY

AL/103/18/PL	Erection of 2 No. dwellings & alterations to existing dwelling.	ApproveConditionally 07-02-19
AL/124/21/DOC	Approval of details reserved by condition imposed under AL/50/21/PL relating to conditions 3-schedule of materials & finishes, 6-covered and secure cycle parking spaces, 8-level survey, 9-surface water drainage scheme, 11-connection into the 150mm diameter foul water sewer, 12-decentralised, renewable & low carbon energy supply system & 14-landscaping details	
AL/22/19/PO	Application to remove a planning obligation dated 16th January 1998 under planning reference No. AL/59/97 relating to planting & the use of the property	Approve 18-04-19
AL/8/04/CLE	Application for a Certificate of Lawfulness for an existing use as a residential caravan	Refused 02-04-04
AL/49/95	Toilet extension and conservatory	ApproveConditionally 02-10-95

AL/43/87	Lounge extension to existing bungalow, demolition of existing garage and erection of 1 bedroom granny annexe with double garage and courtyard	ApproveConditionally 26-08-87
AL/50/21/PL	Variation following grant of AL/103/18/PL to amend Condition No 2 approved plans - to change the design & layout of approved 2 No. dwellings.	ApproveConditionally 28-07-21

REPRESENTATIONS

Aldingbourne Parish Council - No Objection.

No representations received from nearby occupiers.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

No comments received from the ADC Tree Officer.

ADC Engineers (Drainage) - Due to the scale (no increase in impermeable area) of the application we have no conditions to request. Any alterations to surface water drainage must be designed and constructed in accordance with Building Regulations.

POLICY CONTEXT

Built-Up Area Boundary
Lidsey Treatment Catchment
Strategic Housing Site Allocations SD5 Barnham/Eastergate/Westergate
Area of Special Control (Adverts)
Tree Preservation Orders
HRA Buffers (SD10) Singleton and Cocking Tunnels SAC (12000m)

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)

[Aldingbourne Neighbourhood Plan 2019-31 Policy EH1](#) Built up area boundary

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
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SUPPLEMENTARY POLICY GUIDANCE:**CONCLUSIONS****PRINCIPLE**

The key policies considered are D DM1 and D DM4 of the Arun Local Plan. Additionally Section M of the Arun Design Guide relating to extensions and alterations is relevant to this application.

Aldingbourne has a made Neighbourhood Plan 2 with policy EH1 of relevance to the application. The proposal complies with this being located within the BUAB.

Policy D DM1 sets out 13 design aspects of which applications should be assessed against. These include: Character, Appearance, Impact, Innovation, Adaptability, Crime Prevention, Trees, Public realm, Layout, Public Art, Density and Scale.

Policy D DM4 sets out criteria for which applications relating to extensions and alterations of existing buildings must be assessed against. They generally seek to minimise the impact of the proposal on the character of the host dwelling, its neighbours and the locality.

SITE HISTORY

There has been a recent application approved conditionally under 'AL/103/18/PL for the Erection of 2 No. dwellings & alterations to existing dwelling'. This is located to the east boundary of the site.

DESIGN AND VISUAL AMENITY

The property is a detached two storey dwelling with detached double garage to north of a private access road with Westergate Street to the west of the access road. The neighbouring properties are Caigers Lodge to the west that has a large detached car port structure to the front and a large garage behind. The rear garden of Caigers Lodge also wraps around the northern boundary of the site and there is a barn within this land. To the east is the approved planning permission granted under 'AL/103/18/PL for 2 No. dwellings and alterations to existing dwelling'. Beyond to the east are agricultural fields as part of the BEW SD5 Strategic Allocation area. To the south is the access road. Beyond the access road to the south is the railway line.

The proposals are for a loft extension to facilitate a loft conversion to habitable use including the installation of 1 x side dormer and conversion of detached garage to annexe.

The proposed loft extension will be sited to the centre and rear of the existing property first floor so it will have minimal views from street scene so will not harm surrounding character of area so complies with policy D DM1 of the Arun Local Plan.

Due to the size and scale of the loft conversion it will not add additional height or bulk to the existing roof and being at same height as existing roof ridge line it will comply.

The loft conversion will form 2 new bedrooms and an ensuite bathroom at first floor. There will be one new window to west side at first floor. There will also be two new roof windows to east side roof plane.

The proposed new side dormer will be sited to the side (west) roof plane. Due to siting to side it will be visible from street scene however due to property being set back from street scene by around 25.62m to the front (south) boundary there is no adverse harm caused to street scene. The proposed dormer could

be done under Permitted Development dependent on the size and materials used.

The proposed dormer will be approximately 5.36m wide x 4.79m deep x 1.87m high. It will contain one new window facing west.

Arun recently adopted a Design Guide. It states development should be subservient to the main dwelling and this complies in terms of size and scale. It states that roof extensions should be located in discreet positions on rear elevations wherever possible. The proposal complies with this. It states that it favours small scale dormer windows with pitched roofs over large, flat box-shaped designs. Whilst the dormer to side is a box shaped design it could be done under permitted development dependent on size and materials used so is acceptable.

The conversion of existing detached garage to annexe is sited to the south west of the property. The alterations will be visible from the street scene however due to no additional height and being set back from the street scene by around 22.90m there is no adverse harm to street scene or surrounding character of area so complies with policy D DM1 of the Arun Local Plan.

The proposed annexe will have the same footprint and dimensions of the existing detached garage. The existing garage door to front (south) will be removed and replaced with two new large windows (3 window panes each) facing south towards driveway. There will be one new single door and one new roof window to west. There will also be one new roof window to east side roof plane. There will be one new set of French doors and one new window (2 window panes) to rear elevation facing garden to rear (north).

The existing single door and one window to side (west) ground floor will also be blocked up.

The proposed materials seem to match existing dwelling and will consist of brickwork and vertical tile hanging to walls, concrete tiles and flat roof materials, and UPVC windows and doors so complies with policy D DM1 and D DM4 of the Arun Local Plan.

As such the proposal is not deemed to result in adverse harm upon the appearance of the street scene or wider area and accords with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The loft conversion will add no additional height or length to the roof so there is no additional harm to overbearing or overshadowing effects on neighbouring amenity.

Due to one new window to west side at first floor and the one window to the new dormer to west there is increased risk to overlooking to neighbouring property Caigers Lodge to west however a large gap of around 30m retained to neighbouring property there is no adverse harm to neighbouring amenity caused.

Due to the two new roof windows to east side roof plane there is increased risk to overlooking to neighbouring property to be built under approved application 'AL/103/18/PL - Erection of 2 No. dwellings and alterations to existing' however due to the location of windows sited to the rear (north east) roof at high level beyond building line to east and a gap of around 1.86m retained to boundary there is no adverse harm caused.

Due to the rear (north) single door to be replaced by French doors (4 panes) there is no increase in overlooking impact over the existing doors / windows to rear (north) so is acceptable.

The proposed conversion of the detached double garage to a new detached annexe contains two new large windows facing to front (south) however due to no direct neighbours to south due to access road

and railway line there is no harm to neighbouring amenity to south. There is increased risk to overlooking impact to Caigers Lodge to west however directly west is the garage of Caigers Lodge so there is no adverse impact caused.

The proposed development due to the siting and design, is not considered to result in harm upon amenity and accords with D DM1 and D DM4 of the Arun Local Plan.

PARKING

The detached garage is to be converted to habitable accommodation. This will result in the loss of parking spaces however there are at least two parking spaces retained so complies with policy T SP1 and ADC Parking Standards.

SUMMARY

The proposed development accords 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.

CIL DETAILS

This application is CIL Liable therefore developer contributions towards infrastructure will be required (dependant on any exemptions or relief that may apply)

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, Block and Roof Plans 21033-005
Proposed Elevations 21033-004
Existing Elevations 21033-002
Existing Plans 21033-001
Proposed Plans 21033-003

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

- 3 The detached annexe hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of L'Apache as a dwelling and shall not be used as a separate unit of accommodation.

Reason: To accord with policies D DM1 of the Arun Local Plan and to prevent the establishment of an additional independent unit of accommodation which would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent dwellings.

- 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.

- 5 INFORMATIVE: The site is in 12km of the Singleton and Cocking Tunnel SAC. This notice does not give authority to destroy or damage a bat roost or disturb a bat. Bat species are protected under Section 39 of the 1994 Conservation (Natural Habitats etc) Regulations (as amended), the 1981 Wildlife and Countryside Act (as amended) and the 2000 Countryside and Rights of Way Act. It is illegal to damage or destroy any bat roost, whether occupied or not, or disturb or harm a bat. If you are aware that bats roost in a tree(s) for which work is planned, you should take further advice from Natural England (via the Bat Conservation Trust on 0345 1300228) or an ecological consultant before you start. If bats are discovered during the work, you must stop immediately and contact Natural England before continuing.