

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

REF NO: AL/73/21/HH

LOCATION: 26 Meadow Way
Westergate
Aldingbourne
PO20 3QT

PROPOSAL: Erection of part single storey side/rear extension and part two storey side extension with 3 x front dormers following the demolition of existing

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The proposal involves the demolition of a rear/side extension and replacement with a larger, pitched roof extension over two floors. There would be a single storey rear extension. In the roof to the front there would be three small dormers each with a pitched roof and to the rear the flat roofed dormer would be extended.

REPRESENTATIONS

Parish Council - design of front dormers should be amended.

One letter of objection:-

Over development of the site. Gabled dormers and gabled porch to the front. Meadow Way was built in 1964 to appear as estate of chalet bungalows in contemporary style with open plan front gardens. The character of the bungalows incorporated large picture windows and flat roofed dormers. To an extent this character remains in the original houses. Where semi-detached buildings were designed as a pair it is visually important that one house is not entirely altered in character which would happen if allowed. 26 is not a country cottage: the design of dormers/porch should reflect the 1964 design of 25 to which it is attached.

Comments noted. The dormers would be the first with a pitch to the front in the street. Whilst they are different to others in the street and the scheme would be vastly improved if they were flat roofed dormers, they are not so harmful so as to warrant a reason for refusal.

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

Engineers: Suggest condition re drainage.

POLICY CONTEXT

Designation applicable to site:
Within built up area

DEVELOPMENT PLAN POLICIESArun Local Plan 2011 - 2031:

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
DSP1	D SP1 Design

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**

In this case, the key policy considerations are D DM1 and D DM4 of the Arun Local Plan. Aldingbourne Neighbourhood Plan does not have any relevant policies.

DESIGN AND VISUAL AMENITY

The application seeks to demolish an existing side extension (appears to be a converted garage) with a two storey extension. A pitched roof porch will be added to the front, a single storey extension to the rear and an extended dormer to the rear. Three pitched roof dormers are proposed to the front.

The porch is modest in size with a pitched roof and replaces an existing flat roofed version. The rear single storey extension measures approx. 2.8m from the rear. The enlarged rear dormer is similar in size and style to the existing. Three small dormers would be inserted in the front roof slope.

The porch, pitched roof dormers and side extension are the only two elements that would be seen in the street scene. There are other examples of dormers to the front. These would be pitched roofed and small in scale. The two storey extension would adjoin the boundary with the property to the north but a gap is retained to the dwelling.

Policy D DM4 requires that in streets characterised by relatively small gaps at first floor level extensions should retain a gap at first floor on 1m. Whilst there is no gap retained by this extension the street is not characterised by relatively small gaps at first floor level.

Part M of the Arun Design Guide encourages side extensions to be set back and dormers to be small with a pitched roof. Whilst this extension is not set back the staggered nature of the houses in this part of the street make the extension in line with the existing dwelling acceptable. The front dormers are small and each has a pitched roof.

Due to the scale and design of the proposal, it is not considered to result in an adverse appearance on the character of the area or street scene and accord with D DM1 and D DM4 of the Arun Local Plan and Part M of the Design Guide.

RESIDENTIAL AMENITY

The rear extension has a modest depth (less than could be achieved under permitted development) and is less than the 3.3m mentioned in Part M of the Design Guide. It would however conflict with the 45

degree rule but given the fall back position for a larger extension in a similar position refusal on the grounds of harm would not be appropriate.

The front dormers only provide overlooking to the street scene. The extended rear dormer does not add any additionally harmful overlooking. The front porch is of a size and distance from neighbours where no harm is caused.

The two storey side extension will be on the boundary of the property to the north and this will create some overshadowing and overbearing. These effects are limited by the position of the neighbouring garage and due to the position of the garage a refusal on these grounds can not be justified.

The proposal as a result of the siting and separation is not considered to result in harm upon neighbouring amenity and accord with D DM1 and D DM4 of the Arun Local Plan and Part M of the Design Guide.

Flooding

The site is in Flood Zone 2 (although this only appears to impact the garden). The floor levels would be the same as existing so the property would not experience additional flooding.

SUMMARY

The 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 Liabe 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:-

Proposed elevations 07
First floor 06
Ground floor 05
Location and block plan 01

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 **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.