

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

REF NO: AL/98/21/HH

LOCATION: 3 Orchard Gardens
Westergate
Aldingbourne
PO20 3QW

PROPOSAL: Loft conversion with dormers and part garage conversion to habitable use.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a loft conversion which will involve the addition of 2 dormers. The garage will be converted for habitable use.

REPRESENTATIONS

Aldingbourne Parish Council provided no objection.

No representation received from nearby occupiers.

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

ADC Engineers - Due to the scale there are no conditions to request.

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)

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.

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

DESIGN AND VISUAL AMENITY

The proposal will construct dormers to the roof and therefore the development will be partly visible.

The host dwelling is a detached hipped roof bungalow. The dormers will be located to side elevations and will join to form a gable end to the rear.

The dormers will be located 4.3m behind the principal elevation and with the dwelling located 15m from the front boundary, the development is not considered to appear unduly dominant on the street scene.

The properties are predominately detached bungalows. The addition of dormers is slightly out of character with limited examples present however the neighbouring dwelling does feature a dormer to one side and therefore it is not a new feature in the street scene. Dormers can be constructed under permitted development.

Section M of the Design Guide relates to householder extensions and states the 'scale, massing and positioning of extensions should be visually subservient'. The proposal does not comply with this, with the dormers not a subservient addition. The scale of the dormers is however acceptable in relation the size of the property.

The garage is to be converted however there will be no alterations to the front with the garage door retained.

The development is not considered to result in significant harm upon the street scene or character of the wider area and accord with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The dormers are not considered to appear adversely overbearing or overshadowing being contained within the footprint of the dwelling.

The dormers will have 2 windows facing west. There is a dormer to the neighbouring side and the windows would look towards this. As a result there would be views available however the dormer windows serve bathrooms and will be obscured glazed.

There will be 2 windows to the east. There will be some views available however these are not significant with some minor views over the gardens however with the neighbouring dwelling a hipped bungalow there are no direct views available into the property. There will be 2 windows to the rear elevation. Whilst again it may result in some additional views over the rear gardens, these are not considered to be significant with 15.5m is retained to the rear boundary.

The development is not considered to result in adverse impact upon amenity in accordance 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
 - Block Plan
 - Elevations - PL/01
 - Floor Plans - PL/2

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 The dormer windows to the west elevation of the building shall at all times be glazed with obscured glass and only openable at a high level, at least 1.7m above finished floor level

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies 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.