

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

REF NO: AW/100/20/HH

LOCATION: Southgate
Lincoln Avenue
Aldwick
PO21 3EJ

PROPOSAL: Loft conversion with hip to gable extension & dormer, single storey rear & side extension & render & cladding to extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks various changes to the dwelling which includes, the alteration from a hipped to gable roof, addition of a rear dormer and extension.

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

No objection

1 letter of no objection received from nearby occupier.

- Proximity of extension to party wall and fence line will limit ability for maintenance.
- Party Wall agreement needs to be agreed.

Comments noted. Party Wall agreements are a private matter additional to the planning process.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built up area boundary.

DEVELOPMENT PLAN POLICIES[Arun 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:

SPD10 Aldwick Parish Design Statement

CONCLUSIONS**PRINCIPLE**

The key policies considered are D DM1 and D DM4 of the Arun Local Plan. Aldwick does not have a Neighbourhood Plan but does have a Parish Design Statement with the property located in Area 7.

DESIGN AND VISUAL AMENITY

The proposal will alter the roof from hipped to a gable. The dwelling is constructed as a pair with the property to the north and the appearance will contrast this, however surrounding properties, whilst single storey vary in design with some examples of gables roofs and the alteration is not considered to result in the dwelling appearing significantly out of character for the area.

The alteration to the roof increases the ridge height by around 0.1m and due to the minor change, it is not considered to result in an adverse impact.

There is a lean to structure to the south elevation. This will be removed and replaced with a porch, which is well integrated and minor in nature.

Materials consist of clay roof tiles which match the dwelling and render. Cladding will be used to the side gables and rear however visibility of this is limited and the materials are acceptable.

The works are not considered subservient however are well integrated with the host dwelling.

The alters the appearance of the dwelling in the street scene. The change is not considered significant in which a refusal is justified. The development accords with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The proposal will alter the roof design from hip to gable which will slightly increase height of the dwelling by around 0.1m. Due to the minor increase, it is not considered to result in the dwelling overbearing or overshadowing upon neighbouring amenity.

There will be the addition of a rear extension. There is a small gable projection to the rear of around 1.2m depth. This will be removed and replaced with an extension which runs along the full rear of the dwelling with a depth of 4.25m and extending beyond the side elevation by 1m and wraps around to the southern side with a depth of 1.85m. The extension will have a flat roof with a height of 2.7m.

This is considered to intersect a 45 degree angle when drawn from the neighbouring window closest to the shared boundary. However a 3m extension could be constructed under permitted development which is also considered to intersect this and the additional depth is not deemed to give rise impacts significant to that which would be permitted. The neighbouring property has provided no objection to the scheme. It is not considered to provide adverse overbearing or overshadowing impacts.

A rear dormer will be constructed. This is fairly modest in size retaining around 0.8-1m to the side elevations of the roof slope. This will have a depth of 3.1m and height of 2m and is not considered overbearing with the development retained within the existing roof slope. The windows will provide additional overlooking to neighbouring properties but not significantly above that which could be achieved as permitted development.

There will be doors to the rear and an additional window to the south elevation. With these at ground floor level, it is not considered to give rise to adverse overlooking with sufficient fencing in place also.

The development is not considered to harm neighbouring amenity by way of overbearing, overshadowing or overlooking and accord with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The development is deemed to accord 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
 - Proposed Plans -10025 -DPA-003
 - Site and Location Plan -10025-DPA-001

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.