

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

REF NO: AW/138/26/HH

LOCATION: 4 Regis Avenue
Aldwick
PO21 4HQ

PROPOSAL: Proposed front first floor dormer extension and fenestration changes.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Aldwick Parish Council - No objection.

No representations were received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Within an area with potentially high ground water.

Built-Up Area Boundary.

TPO Bognor no.2

Pagham Harbour Zone B.

2km Buffer for Site of Special Scientific Interest.

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)

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

DESIGN AND VISUAL AMENITY

The site is a detached chalet bungalow. Planning permission is sought for the extension of the existing front dormer together with alterations to fenestration.

The existing dormer within the front (north) elevation would be extended from approximately 3m to a maximum width of 6.9m. The height and depth of the dormer would remain unchanged at approximately 1.7m and 2.6m respectively. The extension would be finished in materials to match the existing cladding and would incorporate an additional two-pane window.

The extended dormer would be prominent within the street scene and would increase the overall massing of the roof slope. However, it would remain subordinate to the host dwelling, retaining a set-down from the roof ridge in accordance with the Arun Design Guide (ADG). The proposed extended dormer would remain contained within the existing front roof slope, and front dormers are a common characteristic of properties within the surrounding area. As such, the proposal would appear consistent with the established character of the street scene and would not result in visual harm.

Alterations to the existing fenestration are also proposed. On the east elevation, the existing entrance door would be replaced with a new door flanked by glazed side panels. The rear elevation would incorporate new glazed patio doors and a two-pane window to facilitate internal alterations. In addition, two rooflights would be installed within the southern roof slope. The windows would visually match the host dwelling and as such would be acceptable. The proposed internal alterations would not result in any additional external changes and as such, would not result in harm to visual amenity.

The proposal would not result in harm to the character or appearance of the dwelling, street scene or wider area, and would be in accordance with Arun Local Plan (ALP) policies D DM1 and D DM4.

RESIDENTIAL AMENITY

The dormer extension would be set in approximately 5.1m from the neighbouring property to the east. Given its modest height and scale, together with the separation distance between properties, the proposal would not result in overbearing or overshadowing of neighbouring occupiers. To the west, the extension would be largely screened by the existing dormer structure and would not result in overshadowing impacts.

The additional window within the extended dormer would overlook the front amenity area and public highway. The presence of the highway between properties would limit opportunities for overlooking, and the outlook provided would be broadly comparable to that of the existing first-floor window. As such, there would be no loss of privacy to neighbouring occupiers.

The proposed fenestration changes to the rear elevation would serve ground-floor and overlook the rear garden. They would not result in overlooking or loss of privacy and would provide a similar relationship with neighbouring properties as the existing openings. Due to their position and angle, the rooflights would not afford direct views towards neighbouring properties.

The proposed extension would not harm the residential amenity of neighbouring properties in accordance with policies D DM1 and D DM4 of the Arun Local Plan and the ADG.

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.

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 drawings:

- Site and Location Plans Rev A
- Proposed Elevations Rev B
- Proposed Ground Floor Plan Rev G
- Proposed First Floor Plans Rev F

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 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.