

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

REF NO: AW/161/19/HH

LOCATION: 106 Rose Green Road
Aldwick
PO21 3EF

PROPOSAL: Dormer roof extension. This application may affect the setting of a Listed Building.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a dormer to the both side elevations of the property.

RELEVANT SITE HISTORY

AW/249/15/HH	Single storey rear extension & loft room.	ApproveConditionally 13-10-15
--------------	---	----------------------------------

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Aldwick Parish Council
Aldwick Parish Council provided no objection.
No representation received from nearby occupiers.

CONSULTATIONS

Engineers (Drainage)

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
Built up area boundary

DEVELOPMENT PLAN POLICES

[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
SDSP2	SD SP2 Built-up Area Boundary
HERDM1	HER DM1 Listed Buildings
HERSP1	HER SP1 The Historic Environment

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD10	Aldwick Parish Design Statement
-------	---------------------------------

CONCLUSIONS**PRINCIPLE**

The proposed development is situated within the built up area boundary where the principle of development is acceptable subject to accordance with relevant development plan policies. As stated in SDSP2 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 within Area 7.

DESIGN AND VISUAL AMENITY

The proposal is situated to both side elevations and as such will be highly visible from the street scene.

The area is mixed in appearance with bungalows similar to that of the host dwelling and two storey dwellings to the west. Dormers are evident within the locality and the development is therefore not considered to appear out of character. With cladding of various colours used nearby its use in this development is again not considered to result in an adverse appearance within the street scene.

The dormers are not considered overly dominant and sit comfortably within the roof slope. Whilst the proposal will alter the appearance of the dwelling it is not considered such that it will adversely impact upon the spatial pattern or character of the area and as such accords with DDM1 and DDM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The dormers will sit to the side elevations running along the roof at a length of 7.4m however does not extend the full roof depth. The dormers will have a depth of 2.85m and a height of 2m retaining around 1.35m to the eaves. With the dormers set back from the eaves the development is not considered to appear overbearing or overshadowing upon neighbouring occupiers.

There will be 2 obscured windows as shown on the plan serving bathrooms to the east and as such are not considered to give rise to any adverse overlooking upon neighbours to this elevation.

To the west there will be 2 additional windows serving bedrooms and a velux to the rear roof slope. The property at No.108 has a velux to the roof slope however due to the siting it is not considered the dormer windows would result in significant overlooking upon neighbouring occupiers.

The proposal is not considered to give rise to adverse impacts upon neighbouring amenity by way of overbearing, overshadowing or overlooking and accord with DDM1 and DDM4 of the Arun Local Plan.

LISTED BUILDING

The listed building is located to the north east of the property at No.98. Para 190 requires the LPA to consider the significance of the impact upon that heritage asset. The proposal has limited impact on the significance of the heritage asset as a result of the proposal being quite a distance from the asset and results in no harm.

SUMMARY

The proposed development is deemed to accord with the relevant development 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
 - Location and Block Plan - 005
 - Proposed Elevations - 004

- Proposed Floor Plan - 003

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 of the Arun Local Plan.

- 3 The first floor windows on the east elevation of the dormer 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 DDM1 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.