

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

REF NO: AW/17/25/HH

LOCATION: 18 Marlborough Court  
Aldwick  
PO21 5QJ

PROPOSAL: Installation of front porch canopy, raise existing garage flat roof to facilitate conversion to habitable use, conversion of loft to habitable use including the installation of side rooflights and alterations to fenestration/openings and external materials.

<b>SITE AND SURROUNDINGS</b>
------------------------------

DESCRIPTION OF APPLICATION As above.

<b>REPRESENTATIONS</b>
------------------------

Aldwick Parish Council - Object to this application on the grounds of it being out of character for the location and over development.

1 objection received from nearby occupiers which was later withdrawn.

**CONSULTATION RESPONSES RECEIVED:**

None.

<b>POLICY CONTEXT</b>
-----------------------

Within an area with potentially high groundwater levels.  
Pagham Harbour Zone B.

**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)

**PLANNING POLICY GUIDANCE:**

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

**SUPPLEMENTARY POLICY GUIDANCE:**

SPD10	Aldwick Parish Design Statement
SPD13	Arun District Design Guide (SPD) January 2021

<b>CONCLUSIONS</b>
--------------------

## DESIGN AND VISUAL AMENITY

The site is a detached dwelling located at the corner of Marlborough Court. The proposed development seeks the construction of a front porch canopy, an increase in height of the existing garage to facilitate conversion to habitable use, the conversion of the loft to habitable use including the installation of side rooflights and alterations to fenestration/openings and external materials. The proposal would be visible from the street scene.

The loft conversion would increase habitable space at first floor level. The works would likely fall under permitted development (with the exception of change in materials) as the proposed loft conversion would not alter the original pitched roof height and character of the dwelling. The proposed roof works would not appear prominent within the street scene. It is noted that the new fibre cement introduces a new cladding element to the front gable feature of the dwelling, however given that there are examples of dwellings within Marlborough Court that have varying elevational treatments, the materials would be acceptable. The loft accommodation would be served by three rooflights on either side (north east and south west) of the roofscape. The proposed rooflights would be proportionate in scale and number and would not result in harm to the character or appearance of the host dwelling.

The proposed front porch would measure approx. 2m in width by 1.4m in depth and it would be a minor alteration to the front elevation of the dwelling. Given the scale of works proposed, the proposed front porch would not result in any harm to the character of the dwelling or surrounding area.

It is stated in the Arun Design Guide (ADG) that front extensions should take care not to disrupt the existing composition of the street in terms of rhythm or building line and ensure continuation of existing building design in terms of details and materials. Front extensions should be no deeper than 1.5m. The front porch would comply with this guidance.

The garage conversion would result in external changes including the replacement of the garage door with a window and increase in height of the garage by 0.3m, from 2.5m to 2.8m. Further alterations are proposed to the front south eastern flank elevation of the dwelling, replacing the porch door and window with a different door and window. Internal changes are proposed to the garage to convert the garage to a study, utility and store. The proposed alterations to convert the existing garage would be small in scale, and given the existing variation within the street scene of Marlborough Court in terms of side projections and porches, the proposed garage conversion would not result in any harm to the character or appearance of the host dwelling.

The alterations to the cladding to the walls of the host dwelling would include the replacement of the existing face brickwork and tile hanging with fibre cement cladding and render. The gable ends would also feature new fibre cement cladding. Whilst the proposed materials would alter the appearance of the host dwelling, the street scene is varied in terms of elevational treatments and the replacement cladding would not result in any harm in this regard.

The proposed development is in accordance with policies D DM1 and D DM4 of the Arun Local Plan, the Arun Design Guide and the Aldwick Parish Design Statement.

## NEIGHBOURING RESIDENTIAL AMENITY

Part M of the ADG states householder extensions should protect neighbouring amenity in terms of privacy and overshadowing, considering the positioning of neighbouring buildings and respond to existing elevations through the size and positioning of doors and windows.

The proposed loft conversion would not alter the existing roof in terms of bulk and massing, and would not result in any overbearing or overshadowing effects to neighbouring properties.

The front porch would be set in from the boundaries of the application site. Given the spacing between the front porch and neighbouring properties and the size and scale of the porch, the porch would not result in any overbearing or overshadowing effects to neighbouring properties.

The proposed alterations to the garage would include an increase in the height of the flat roof over the garage by 0.3m, from 2.5m to 2.8m. The proposed increase in height would be small in scale, and given that the neighbour to the north east is set in from the shared boundary, the proposed increase in height would not result in overbearing or overshadowing effects to this neighbour.

Rooflights are proposed within the flank roof slopes (east and west) of the host dwelling. The rooflights are present at a height of approx. 1.7m from the finished floor level and given the height, the siting and style of the rooflights, the rooflights would not result in unacceptable overlooking to neighbouring properties and are acceptable.

Fenestrations proposed to the garage to the front and rear elevations would have an outlook of the front and rear amenity of the property and are acceptable. They are ground floor fenestration changes and are minor, providing views already achievable from the existing fenestration.

The proposal by virtue of its design and location, would not give rise to any unacceptably adverse overlooking, overbearing or overshadowing impacts on the residential amenity of neighbours. The proposal is in accordance with policies D DM1 and D DM4 of the Arun Local Plan.

#### **PARKING**

The proposed development would result in the conversion of the existing garage. Notwithstanding this, the existing garage measures 2.4m by 5m and as such, is not of a sufficient size to accommodate a vehicle. The two parking spaces to the front of the dwelling would be retained for parking and as such, the proposed development would not alter the existing parking provision serving the host dwelling and is acceptable.

#### **SUMMARY**

The development is in accordance with relevant development plan policies and is recommended for approval subject to the following conditions and informatives.

<b>HUMAN RIGHTS ACT</b>
-------------------------

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.

<b>DUTY UNDER THE EQUALITIES ACT 2010</b>
---

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 plans:

- Proposed Ground Floor Plan 14/110-002.
- Proposed First Floor Plan 14/110-003.
- Roof Plans 14-110-004.
- Proposed Elevations 14/110-006.
- Location and Site Plans 114/110-007.

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.