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

REF NO: AW/208/23/HH

LOCATION: 25 Heghbrok Way
Aldwick
PO21 2RG

PROPOSAL: Proposed loft conversion and single storey side/rear extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

The application seeks the construction of a single storey side and rear extension and a loft conversion which includes a rear dormer and 2no. front roof lights.

REPRESENTATIONS

Aldwick Parish Council - no objection.

CONSULTATION RESPONSES RECEIVED:

None.

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
SPD13	Arun District Design Guide (SPD) January 2021

CONCLUSIONS

PRINCIPLE

The key policies considered are D DM1 and D DM4 of the Arun Local Plan and guidance set out in Part of the Arun Design Guide (ADG).

Aldwick does not have a Neighbourhood Plan although does have a Parish Design Statement, with the property located within Area 13 - Aldwick Road.

DESIGN & VISUAL AMENITY

The site is a semi-detached house with an attached garage to the side and a conservatory to the rear. The conservatory is to be demolished and an L-shaped single storey extension constructed to the rear and side of the property. Additionally, the loft is to be converted into habitable space by way of a rear dormer and two roof lights in the front roof plane.

The only aspect of the proposal that will be visible within the street scene are the two roof lights situated within the front roof plane. Part M of the Arun Design Guide recognises the valuable role loft conversions play in increasing the efficiency of a buildings land use. It states roof extensions and roof lights should be discreetly and unobtrusively positioned with roof lights not generally permitted on the principal roof elevation. The two roof lights do not fully conform with this guidance given their position within the principal roof plane however, they are centrally positioned and small in scale. Therefore, they are a minor addition that will not have a significant impact on the character of the street scene despite being the only roof lights in the immediate area. The rear dormer is discreetly positioned and will not impact upon the wider street scene. Furthermore, dormers of this size can be constructed under permitted development.

The single storey extension is visually subservient to the host dwelling in that the latter remains the dominant form and adequate external amenity space is preserved.

The proposal complies with policy D DM1 and D DM4, Arun Design Guide and Aldwick parish Design Statement in that the established character of the local area is not compromised and the character of the original dwelling is preserved.

RESIDENTIAL AMENITY

Part M of the Arun Design Guide 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 single storey extension projects 2.8m beyond the original rear elevation of the host dwelling and is to have a part flat / part pitched roof. At the eaves the extension is 2.4m high and it reaches a maximum height of 3.4m when the roof adjoins the host dwelling. The extension is an acceptable size and is in accordance with ADG which states rear extensions in semi-detached properties should be no more than 3.3m deep. The single storey extension will not result in any adverse overshadowing or overbearing impacts on neighbouring amenity.

Additionally, the 2no. ground floor windows in the side (north) elevation will not result in any harmful overlooking effects.

The loft conversion introduces second floor windows which will provide additional viewpoints across the rear garden of the host dwelling and those of neighbouring properties as well the street. These views will not be materially different to those that can already be achieved at first floor and the dormer will not result in loss of privacy or amenity to neighbours.

The proposals will accord with D DM1 and D DM4 of the Arun Local Plan and the Arun Design Guide.

SUMMARY

The proposed development is in accordance with the 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.

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:

- Location Plan
- Block Plan
- Proposed Floor Plans
- Proposed Elevations

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.