

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

REF NO: AW/21/26/HH

LOCATION: 22 Sefton Avenue
Aldwick
PO21 3BN

PROPOSAL: Proposed side dormer and partial garage conversion.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Aldwick Parish Council- No objection.

1 letter received from neighbouring occupier - No objection, however raised concerns with potential overlooking from the proposed dormer window.

Comments are noted and will be addressed in the conclusion section.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built-Up Area Boundary.
Within an area with potentially high groundwater levels.
Tree Preservation Order.

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:

SPD13	Arun District Design Guide (SPD) January 2021
SPD11	Arun Parking Standards 2020

CONCLUSIONS

DESIGN AND VISUAL AMENITY

The application site comprises a detached bungalow located at 22 Sefton Avenue, Aldwick.

The proposal seeks planning permission for the construction of a side dormer, the conversion of the existing garage to form a bathroom, and associated minor internal alterations.

A large scale dormer is proposed on the southern roof slope. The dormer would measure approximately 9.5m in width and 3.9m in depth, with a flat roof reaching a maximum height of approximately 2.6m. External finishes would comprise cladding materials matching those of the host dwelling, ensuring visual integration in line with the Arun Design Guide (ADG). The dormer would incorporate three pairs of three-pane windows in a style consistent with the existing fenestration, serving a proposed bedroom, stairwell, and bathroom.

Due to its scale and position, the dormer would be prominently visible within the street scene. It would extend along almost the entire length of the southern roof slope and would not appear as a subservient addition, contrary to guidance within the ADG. The increased bulk and flat roof design would appear visually dominant and would not reflect the character of the original dwelling. As a result, the structure would appear visually prominent and somewhat obtrusive, resulting in a degree of harm to the visual amenity of both the host dwelling and the wider locality.

However, the development would reinstate the original eaves line, and the proposal would not increase the existing ridge height. It is also noted that a dormer of comparable size exists within the surrounding streetscape, and therefore the proposal would not be entirely at odds with the emerging character of the area. Furthermore, a dormer of similar scale could be constructed under permitted development, which would give rise to a comparable level of impact. As no historic planning conditions have removed permitted development rights from the property, this fallback position is a material consideration and carries weight in the assessment.

The proposal also includes the partial reduction and reconstruction of the garage to facilitate a new bathroom. As these works would not alter the external appearance of the garage, and as the structure would continue to present as a garage, these internal works would be acceptable.

On balance, the proposal would not result in significant harm to the visual amenity of the host dwelling, street scene or wider area, and as such, the proposed development is in accordance with Arun Local Plan policies D DM1 and D DM4.

RESIDENTIAL AMENITY

The proposed dormer would not alter the existing separation distances between the application property and neighbouring dwellings, retaining a flank to flank distance of approximately 2.3m to the southern neighbour. Given the retained spacing, the additional massing introduced at roof level would not result in an overbearing impact or unacceptable levels of overshadowing to the adjoining property.

The proposed southern (side) dormer would contain three three-pane windows at first floor level. The two windows positioned closest to the front elevation would face the blank side roof slope of the neighbouring dwelling. These openings would not serve habitable rooms and would not result in any harmful overlooking or loss of privacy.

The rearmost window within the dormer would serve a bedroom and would provide oblique views towards the neighbour's rear garden, patio area and an existing rooflight. As there are currently no openings within the southern roof slope of the host dwelling, and the introduction of this window would give rise to a material increase in overlooking. To protect the residential amenity of No. 20 Sefton Avenue, it is therefore necessary and reasonable to ensure that this window is obscurely glazed and

non-openable below 1.7m from finished floor level. A planning condition is attached to ensure this window would be retained in this condition in perpetuity.

The proposed garage conversion would not alter the existing footprint of the structure. As no windows are proposed, and as the external appearance would remain unchanged, the conversion would not result in any adverse impacts on neighbouring amenity.

The proposed development would not give rise to unacceptable impacts on the neighbouring amenity, in accordance with Arun Local Plan policies D DM1 and D DM4 and the ADG.

PARKING

The application site is located within Parking Zone 2 and as per the Arun Parking Standards (APS), 3 bedroom dwellings are required to provide 2 parking spaces. It is noted that the existing garage would not meet the best practice minimum internal dimensions for garages. The ADG states that garages should measure at least 6m by 3m internally to qualify as a parking space. As such, the existing garage cannot be counted towards the parking provision and therefore its loss to a habitable space would be acceptable.

Notwithstanding this, the private driveway and frontage to the property would be able to accommodate at least two vehicles within the site boundary. As such, the proposed development would provide adequate parking in line with the requirements of the APS.

SUMMARY

The proposal is in accordance with the relevant development plan policies. As such, it 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 plans:

- Site Plans (Location and Block Plan)
- Proposed Elevations
- Proposed Floor Plans

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 The rearmost first floor level window within the southern flank elevation of the host dwelling shall at all times be glazed with obscured glass to a level equivalent to Pilkington Level 3 or nearest equivalent standard and non-openable below 1.7m above finished floor level. This arrangement shall be permanently retained thereafter.

Reason: To protect the amenities and privacy of the adjoining property in accordance with Arun Local Plan policies D DM1 and QE SP1.

- 4 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).

- 5 **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 NPPF.