

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

REF NO: **AW/249/12/**

LOCATION: 64 Lincoln Avenue
 Rose Green
 Bognor Regis

PROPOSAL: Loft conversion with dormer extensions and single storey extensions.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks consent for a loft conversion, insertion of 2no. dormers and rear extensions.
SITE AREA	Approximately 330 sq metres
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Low brick wall to front. Side boundary (east) is a 1.8 metre high fence supplemented by shrubs/planting. Rear boundary is mature trees/vegetation. No side boundary to west.
SITE CHARACTERISTICS	Detached hipped roof chalet bungalow faced in cream pebbledash with a tiled roof. Lean-to carport to side and mono pitch roof conservatory to rear.
CHARACTER OF LOCALITY	Residential road comprising detached and semi-detached chalet bungalows of identical character and design. The majority of properties in the surrounding area have extended or converted loft space to provide additional habitable accommodation.

RELEVANT SITE HISTORY

REPRESENTATIONS

Representations received:

Aldwick Parish Council

No objection.

Comments on Representations received:

Noted.

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:
Within built-up area boundary

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:	DEV19	Extensions to existing residential buildings
	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development

PLANNING POLICY GUIDANCE

NPPF	National Planning Policy Framework
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POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual and residential amenity.

The Development Plan consists of the Arun District Local Plan 2003 and the South East Plan adopted in 2009.

It should be noted that the Arun District Local Plan was adopted in 2003 and the South East Plan in 2009.

In accordance with paragraphs 214 of the NPPF, the South East Plan is afforded full weight as part of the development plan. Footnote 41 (page 49) states the Governments clear policy intention to revoke regional strategies.

Paragraph 214 of the NPPF ensures that specific policies in Arun District Local Plan 2003 can carry weight but, because it predates 2004, a reduced weight. The weight afforded to the policies with Local Plan policies can be assessed according to their level of consistency of the various policies with the National Planning Policy Framework. It should be noted that the NPPF states that weight is given to individual policies and not to the plan as a whole.

The emerging local plan has recently been approved by the Council and is therefore a material consideration in the determination of this planning application. Whilst it has not been formally adopted due weight has been given to its policies in terms of the decision making process at this stage.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it would

have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

DESIGN AND VISUAL AMENITY

The application property is a modest, hip roof chalet bungalow located in an established residential area, where the principle of new development is acceptable.

It is proposed to extend the property to the rear and convert the loft space to provide additional habitable accommodation.

Two hip roof dormer windows are proposed on the side roofslopes. At 8.2 metres in length, the proposed dormers are large in scale, but they will be positioned 300mm below ridge height, 1 metre above eaves height. Furthermore, large dormers are a feature of the surrounding area, as several neighbouring properties have extended into the loftspace.

The proposed rear extension will have a half-hip roofline and will be faced in cream render to match the host dwelling. The design, scale and proportions of the rear extension are sympathetic to the host property. An existing lean-to at the side of the property is to be demolished and a single storey extension erected. The proposed extension will have a flat roof with dummy pitch to the front elevation. This will improve the visual appearance of the extension as viewed from the front. The proposal is considered to be an appropriate design that visually integrates to the host dwelling.

As noted, the surrounding area is characterised by semi-detached and detached most bungalows, many of which have extended into the roofspace to provide extra accommodation. Within this context, the proposal is considered to be in keeping with the prevailing spatial pattern of the area.

RESIDENTIAL AMENITY

Extant planning permission exists for extensions and alterations at no. 62 to the west. This includes the insertion of 2 rooflights in the flank roofslope facing the application property. One dormer window is proposed in the side dormer adjoining no. 62. This will serve a bathroom and may be conditioned to be obscure glazed to prevent overlooking.

No. 66 to the east is a semi-detached bungalow that has extended to the rear. Two windows are proposed in the side dormer facing the neighbour, but these are positioned towards the front of the plot and will overlook a wall / roof. The proposed rear extension will be sited within 1 metre of the side boundary. It will measure 6 metres in height to the pitch and will be visible from the rear garden of the neighbour. However, the roof has a low eaves line and is angled away from the side boundary to reduce the overbearing impact on the neighbouring. The proposed side extension is not considered to adversely impact the amenities of the neighbour.

SUMMARY

In summary, the proposal is an acceptable design, in keeping with the host dwelling and the established character of the surrounding area. The proposal is not considered to adversely affect residential amenity. It is therefore recommended that consent is granted, subject to the conditions outlined below.

HUMAN RIGHTS ACT

FOR APPROVAL

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 to 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 (Neutral) 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).

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: sheet 2 of 3 location plan, block plan and proposed elevations, sheet 1 of 3 proposed floorplans, sheet 3 of 3 existing floorplans and elevations, existing and proposed roofplan, received on 25 September 2012.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

- 3 No windows (other than those shown on the plans hereby approved) shall be constructed in the dormers hereby permitted which adjoins the side boundary with nos 62 and 66 Lincolne Avenue without the prior permission of the Local Planning Authority on an application in that behalf.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies GEN7, DEV19 of the Arun District Local Plan.

- 4 The materials and finishes of the external walls and roof of the extensions and dormers hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policy GEN7 of the Arun District Local Plan.

- 5 The bathroom window in the west facing dormer shall at all times be glazed with obscured glass fixed to be permanently non-opening to a height of 1.7 metres above finished floor level.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies GEN7, DEV19 of the Arun District Local Plan.

- 6 INFORMATIVE: Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

SUMMARY

This planning permission is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on visual or residential amenity on the surrounding area and its character and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

LOCAL PLAN: GEN7, GEN2, DEV19

NATIONAL POLICIES: National Planning Policy Framework (2012)

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.