

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

REF NO: AW/277/21/HH

LOCATION: 16 Wilman Gardens
Aldwick
PO21 4BP

PROPOSAL: Loft conversion to form new 1st floor with dormers

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a front and rear facing dormer.
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RELEVANT SITE HISTORY

AW/59/14/	Repositioning of front door and single storey rear extension.	ApproveConditionally 25-04-14
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REPRESENTATIONS

Aldwick Parish Council provided no objection to the application.

No representations were received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Built up area boundary

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:

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

CONCLUSIONS**PRINCIPLE**

The key policies are D DM1 and D DM4 of the Arun Local Plan.

Aldwick does not have a made Neighbourhood Plan although does have a Parish Design Statement with the property located within Area 5.

Policy D DM1 sets out 13 design aspects of which applications should be assessed against. These include: Character, Appearance, Impact, Innovation, Adaptability, Crime Prevention, Trees, Public realm, Layout, Public Art, Density and Scale.

Policy D DM4 sets out criteria for which applications relating to extensions and alterations of existing buildings must be assessed against. They generally seek to minimise the impact of the proposal on the character of the host dwelling, its neighbours and the locality.

DESIGN AND VISUAL AMENITY

The proposal seeks dormers to the front and rear of the property. The existing dwelling is a semi detached bungalow.

The dwellings to the north east side of the road and next to the host dwelling feature properties of the same design and style, consisting of pairs of semi detached bungalows. Properties opposite the host dwelling differ in appearance and there is an example of a side dormer although due to its siting is not readily visible when entering the road. There are no other front facing dormers present in the street scene.

Due to the siting of the dormer to the front it will be highly visible, featuring a flat hipped roof. It is of a large scale which runs the full roof slope, meeting with the ridge height and as a result does not appear visually integrated and is an unduly dominant feature, out of keeping with the character of the area. As such, it is in conflict with D DM4 (a) (b) and (e) of the Arun Local Plan.

The 2nd proposed dormer, located to the rear is less visible and acceptable upon the street scene. A dormer to this elevation is also likely allowed under permitted development.

Arun recently adopted a Design Guide. It states that development should be subservient to the existing property in terms of scale and size. It states 'Roof extensions should not damage the character and appearance of the original building and its surroundings. The proposal is not considered to comply with this as it is not a subservient addition, adding bulk to the front elevation. It also is not in keeping with the appearance of the original and surrounding properties.

Aldwick Parish Design Statement states 'Any roof re- design should be sympathetic and in keeping with the character of existing properties.'. The proposed is not in keeping with the character of existing properties and conflicts.

Grey cladding is proposed to the external elevation of the dormers. There are examples of cladding within the street scene and the proposed material would be acceptable.

Due to scale and size of the front dormer, it is considered to cause adverse harm to appearance of street scene and character of surrounding area and therefore does not comply with Policy D DM1 (1) and D DM4 (a) (b) and (e) of the Arun Local Plan and the Arun Design Guide.

RESIDENTIAL AMENITY

The proposed dormers will have a height of 2.45m, depth of 4m and length of 6.15m.

Due to its siting, contained within the existing footprint of the property, it is not considered to result in adverse overbearing or overshadowing upon neighbouring properties.

The rear facing dormer will have 2 windows serving a bathroom and a bedroom. Whilst these will introduce views that are not currently available, with 13m retained to the rear boundary, it is not considered views will be significant. A dormer could also be constructed to the rear under permitted development which would also introduce views similar to that proposed.

The front facing dormer would have views over the street scene and not result in adverse harm.

The proposal is not considered to result in harm by way of overlooking, overbearing or overshadowing upon neighbouring amenity in accordance with D DM4 (c) of the Arun Local Plan.

SUMMARY

The proposed development is in conflict with the relevant development plan policies and as such is recommended for refusal for the following reasons:

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), Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for refusal of permission in this case interferes with applicant's right to respect for their private and family life and their home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of neighbours). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for refusal 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

REFUSE

- 1 The front facing dormer by reason of its size and position is an unduly dominant feature and is out of keeping with the appearance of the property and character of the surrounding area, resulting in adverse harm in conflict with policy D DM1 and D DM4 of the Arun Local Plan and Section M of the Arun Design Guide.
- 2 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 identifying matters of concern with the proposal and determining the application within a timely manner, clearly setting out the reason(s) for refusal, allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied by a revision to the proposal. The Local Planning Authority is willing to meet with the Applicant to discuss the best course of action and is also willing to provide pre-application advice in respect of any future application for a revised development.