

PLANNING APPLICATION REPORT

REF NO: **AW/292/11/**

LOCATION: 2 Barrack Lane
Aldwick

PROPOSAL: Proposed front and rear dormers.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposed front dormers each measure approximately 2.5m in width, depth of 2.8m and a height of 2m. The proposed rear dormer measures approximately 12.3m in width, depth of 4.7m and a height of 2.5m.
SITE AREA	Approximately 800 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Front has wall approximately 1.5m in height, rear has fencing + hedging approximately 3m in height, east side boundary tree screening over 3m in height, west side boundary fencing approximately 1.8m in height.
SITE CHARACTERISTICS	Detached bungalow with conservatory on rear. The property has brown brickwork, brown window frames with a concrete tiled roof.
CHARACTER OF LOCALITY	Residential comprising detached properties of various styles and designs.

RELEVANT SITE HISTORY

BR/204/60/A	Dwelling	Approve Cond 05-04-1961
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REPRESENTATIONS

Representations received:

Aldwick Parish Council

No objection.

Comments on Representations received:

None.

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None.

POLICY CONTEXT

Designation applicable to site:

Built Up Area Boundary
Class C Road
Tree Preservation Order
No Public Sewer

DEVELOPMENT PLAN POLICIES

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

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
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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.

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

The application seeks to convert the existing roof space into habitable accommodation with the installation of three dormers to the front and a dormer to the rear.

The proposed conversion will comprise two bedrooms, dressing room and bathroom with the installation of three pitched roof dormers on the front. The rear dormer will have three windows,

the middle window which serves an en-suite is to be obscure glazed and the two patio windows each side will have a Juliette balcony.

The rear boundary is well screened by hedging of a substantial height and the property behind this screening No 3 Gossamer Lane is sited approximately 24m away. With adequate distance to this property it is not considered that the rear dormer would create any adverse overlooking or loss of privacy. A window at first floor level is proposed on the east side elevation which will serve a bedroom and on the west side elevation an en-suite. However, if approved, a condition will be imposed that the windows be obscure glazed and the part which can be opened is sited more than 1.7m above the floor level of the room in which the window is installed. Due to the orientation of the neighbouring property to the east No 1 Gossamer Lane and a distance of approximately 9m it is considered that any overlooking to the rear garden would be of an oblique nature and would not result in any significant overlooking or loss of privacy. The neighbouring property to the west No 4 Barrack Lane is set back from No 2 and although there may be the potential for overlooking by the dormer to the rear amenity area this is not considered to be of an unacceptable level to recommend refusal.

The front dormers are considered to be of an acceptable size that are visually subservient to the main dwelling. Although the rear dormer is of a substantial size a slightly smaller dormer could be constructed under "Permitted Development" without the need for a formal planning application.

The plans submitted show that the front porch is to be extended and this can be constructed under "Permitted Development" without the need for a formal planning application.

It is not considered that the front and rear dormers would be out of character with the host building, would not be of an obtrusive nature or out of character and appearance with the surrounding residential area.

The application is recommended for approval, subject to the following conditions.

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 1;1250, Block 1:500, Proposed Roof Drg No 4126/11/1 Rev A, Floor/Elevations Drg No 4126/11/2 Rev A, Section Drg No 4126/11/3 received on 24th November 2011.

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 The materials and finishes of the cheeks, face and roof of the 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.

- 4 No windows shall be constructed in the cheeks on the east and west side of the dormer windows hereby permitted which adjoins the side boundaries with No 1 Gossamer Lane and 4 Barrack Lane on an application in that behalf.

Reason: To protect the amenities and privacy of the neighbouring properties in accordance with policy GEN7 of the Arun District Local Plan.

- 5 The windows at first floor level on the east and west side elevation of the building shall at all times be glazed with obscured glass and non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

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: GEN2, GEN7, DEV19

NATIONAL POLICIES: PPS1

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