

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

REF NO: AW/332/21/HH

LOCATION: 7 Raleigh Road
Aldwick
PO21 3NA

PROPOSAL: Loft conversion to form new 2nd floor with alterations to roof to form gable end & rear dormer projection.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a loft conversion to form new 2nd floor with alterations to roof to form gable end & rear dormer projection.
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REPRESENTATIONS

Aldwick Parish Council - No Objection.
No representations received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built-Up Area Boundary
2km Buffer for Site of Special Scientific Interest
Pagham Harbour Zone B

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.

Aldwick does not have a Neighbourhood Plan although does have a Parish Design Statement with the policy located within Area 7, Rose Green.

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 existing property is a two storey dwelling to the south of Rayleigh Road. It is constructed of brick with a pitched tiled roof. The neighbouring properties are 5 to the east and 9 to the west. To the north is Rose Green Junior School separated by the road and to the south are properties set back by gardens. The surrounding area is residential in character.

The proposal is to construct a loft conversion to form new 2nd floor with alterations to roof to form gable end & rear dormer projection.

The roof alterations front the street scene and be visible from the surrounding area. Whilst most properties in close proximity have similar roof designs, the gable end seems to integrate with existing roof and is set back from the street scene by around 7.41m so reduces adverse impact on street scene.

The roof has a hip to the front that will form a gable end. The gable end will measure approximately 3.74m wide x 3.48m high in line with existing roof ridge height. The loft conversion will form a new second floor containing a new bedroom and bathroom. There will be one new window to side (west).

To the rear there will be a new flat roofed dormer containing two windows facing south. Due to being sited to rear it is less visible from street scene so will not adversely impact character of surrounding area. The dormer will measure approximately 6.51m wide x 2.41m high x 2.76m deep.

Arun recently adopted a Design Guide. It states development should be subservient to the main property and this complies in terms of size and scale. It states roof extensions should be in discreet positions on rear elevations wherever possible. Alterations to the roof profile should not detract from the character and appearance of the dwelling or wider area in any case. Whilst the roof extension to form gable end is not in-keeping with surrounding properties that have mostly hipped ends, it is at similar ridge height so will not adversely impact character of surrounding area. It is possible to do a hip to gable extension as permitted development in certain circumstances.

It states dormers are a minor incident in the roof plane and made of sympathetic to the existing or original building materials and whilst large flat roofed dormers are not favoured over smaller pitched roofed dormers, the dormer is to rear so could be done under permitted development dependent on size and materials used.

Area 7 of the Aldwick Parish Design Statement refers that 'strict control should be exercised over any

roof development likely to be particularly intrusive by virtue of proximity to neighbouring dwellings. Any roof re-design should be sympathetic and in keeping with the character of existing properties.' The proposal complies with this.

The materials consist of roof tiles to match existing, Marley Cedral cement boarding cladding to dormer colour Violet Blue Code: C52 and UPVC windows.

Whilst the roof alterations will be visible from the street scene the change is not considered to appear significantly out of character or result in a harmful impact. As such, the development complies with D DM1 and D DM4 of the Arun Local Plan , the Arun Design Guide and Parish Design Statement.

RESIDENTIAL AMENITY

Due to the new gable end to side (west) roof plane, it will affect neighbouring amenity to number 9 Rayleigh Road to west. However due to around 3.91m retained to west side boundary the impact is reduced and due to location of number 9's garage there is no harm caused.

Due to one new window to side (west) second floor there is increased risk to overlooking to number 9 however due to no direct windows to number 9's east side first floor there is no adverse harm caused.

Due to the dormer containing two new widows to rear (south) there is increased overlooking impact to neighbouring property to south however a large gap of around 19.11m retained to rear (south) boundary there is no adverse impact to overlooking to neighbouring properties to south.

Whilst the dormer increases risk to overlooking to number 9 to west there is gap of around 10.88m retained to neighbouring property number 9's conservatory so does not cause adverse harm to overlooking. Overlooking is already available from upper floor windows.

The development is not considered to result in demonstrable harm on amenity by way of overlooking, overshadowing, overbearing and accords with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The proposed development complies with 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.

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 and Block Plan, Proposed Ground Floor Plan and Elevations Sheet 1 of 3
Existing Floor Plans and Elevations and Existing and Proposed Roof Plans Sheet 3 of 3
Proposed Floor Plans Sheet 2 of 3

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policies D DM1 and D DM4 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.