

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

REF NO: AW/358/21/HH

LOCATION: 16 Wilman Gardens
Aldwick
PO21 4BP

PROPOSAL: Loft conversion to form new first floor (resubmission following AW/277/21/HH).

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks a loft conversion with the dormers to the front and rear elevation of the dwelling.
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RELEVANT SITE HISTORY

AW/277/21/HH	Loft conversion to form new 1st floor with dormers	Refused 13-10-21
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REPRESENTATIONS

Aldwick Parish Council:- no objection.

No representation 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
DSP1	D SP1 Design
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
SPD10	Aldwick Parish Design Statement

CONCLUSIONS**PRINCIPLE**

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

Aldwick does not have a neighbourhood Plan although does have a parish design statement with the property located within Area 5.

DESIGN AND VISUAL AMENITY

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

The application seeks two dormers to the front elevation. These will have a hipped roof and with their size fairly modest they do not appear overly dominant on the roof slope retaining around 0.7m to the eaves. The design has been altered from a previous application and now appears better integrated with the property and appropriate in design and scale.

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

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. There is an example of a side dormer in the street scene however the proposed would introduce dormers to the front which are not currently present. As a result of the design they are not considered to result in adverse harm on the street scene.

Cedral Light 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.

The Arun Design Guide states 'Dormers should be located symmetrically and centrally on a roof, without being overly dominant or out of proportion and/or style to the original structure'. It goes on to state 'Favours small scale dormer windows with pitched roofs over large, flat box-shaped designs'. The proposed complies with this, with the front facing dormers featuring pitched roofs which are not overly dominant upon the roof structure.

The Aldwick Parish Design Statement states 'Any roof re-design should be sympathetic and in keeping with the character of existing properties'. The proposal slightly contradicts with this, with only 1 example of a dormer in the street scene however appears sympathetic in appearance to the dwelling.

The development is not considered to result in adverse harm upon the street scene or appear significant out of character and as such accords with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The front elevation introduces 2 individual dormers with a height of 2.15m, depth of 3.1m and length of 2.5m. The rear elevation will have 1 larger dormer with a height of 2.45m, depth of 4m and length of 6.15m.

Due to its siting of the dormers, contained in the existing footprint of the property, they are not considered to result in demonstrably 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 introduce views similar to that proposed.

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

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 deemed to accord 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, Block and Proposed Elevations - 1a of 3.
 - Proposed First Floor Plan - 2a of 3
 - Proposed Roof Plan - 3a of 3.

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