

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

REF NO: AW/35/21/HH

LOCATION: 27 Grosvenor Gardens
Aldwick
PO21 3EZ

PROPOSAL: Ground floor rear extension, first floor to have 2 bedrooms/bathroom and office, dormer roof to rear to be fitted with solar panel, gas to be taken out & roof apex to both side.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above

REPRESENTATIONSAldwick Parish Council:
No objection

One letter of objection

- Overbearing
- Out of character with the surrounding area
- Overshadowing

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
 Pagham Harbour Zone B
 Within the Built Up Area Boundary
 2km Buffer for Site of Special Scientific Interest

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)

PLANNING POLICY GUIDANCE:

NPPDG	National Design Guide
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

CONCLUSIONS

PRINCIPLE

The key policies considered are D DM1 and D DM4 of the Arun Local Plan. Aldwick does not have a Neighbourhood however does have a Parish Design Statement with the property located within Area 4.

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 development is situated in an area of mixed character due to the variety of dwelling styles, designs and materials. The front dormer, will be the most prominent element of the proposal from within the street scene as these project from the northern elevation of the host dwelling. The dormer is considered to be of a good design, and as a result of this, and its light construction the proposal is considered to be a well integrated and subservient extension to the host dwelling. Additionally, there are similar examples of front dormers within the locality which is considered to alleviate any potentially harmful impacts upon the character of the area by the proposed front dormer.

The proposal also seeks to alter the roof shape to incorporate the two dormers. Whilst this means the proposal cannot be considered as subservient to the existing dwellinghouse the scheme is not considered to be obtrusive in nature and due to the mixed character of the area it is not considered demonstrable to the application.

The single storey rear extension is considered to be an acceptable addition to the host dwelling, as a result of its modest scale and siting to the rear of the host dwelling. The rear dormer does span beyond the current rear elevation to meet that of the proposed ground floor extension. As such, these elements are not considered to have any significant impact upon the character of the area due to their siting, and are of a design and scale which allow them to appear well integrated with the host dwelling.

Due to the fact that the proposed development does not result in a significant increase of footprint there is not considered to be any significant impact upon the spatial pattern of the locality.

The Arun Design Guide explains in section M that alterations to a dwelling house should compliment the existing character and appearance of the building and wider landscape. With other dwellings in the locality having loft spaces converted the proposed scheme is considered to be well integrated which is achieved through the simple design and unobtrusive form this is further assisted through the roof height of the new first floor being approximately 0.2m below the existing ridge height. Part M encourages small dormers and the one to the front reflects this. The large one to the rear does not but is more typical of a rear dormer and has no adverse impact on the street scene.

The application is considered not to be in accordance with D DM1 and D DM4 4 of the Arun Local Plan as the change in the shape of the dwelling that is not subservient to the host dwelling. However the alterations do not cause harm to the character of the area such that a refusal is justified.

NEIGHBOURING RESIDENTIAL AMENITY

The development is not considered to result in any significantly harmful overbearing or overshadowing impact upon the occupiers of neighbouring dwellings. This is as a result of the scale of the extensions, and the separation distance from nearby occupiers. The development is not considered to result in any significant loss of privacy to the occupiers of nearby dwellings, this is due to the fact that all of the views provided by the proposal are similar to those of which can be achieved via Permitted Development. The front dormer provides views towards the street scene only, which are not considered to have harm to residential amenity.

Views achieved from the front dormer are largely toward the roof slopes of the neighbouring properties and will not be materially different to the existing views gained from first floor windows and will therefore not result in additional, unacceptable loss of privacy to neighbouring occupiers. There will also be views to the rear which are currently unavailable but due to the distance from the boundary it is not considered to cause an unacceptable level of overlooking. There would be some additional views to the neighbours either side, however due to the position of these properties the views from rear windows would not be so harmful to justify refusal.

Due to the siting and design of the extension, it is not considered to harm neighbouring amenity by way of overbearing, overlooking or overshadowing and accord with policies D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord with relevant development plan policies and 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.

CIL DETAILS

This application is not CIL Liable.

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:
 - Block Plan
 - Location Plan
 - Proposed Elevation 272021-1
 - Existing Floor Plan 272021-5
 - Existing Elevation 272021-4
 - Elevations 272021-3
 - Roof and Floor Plans 272021-1
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 The windows on the side elevations of the building at first floor level shall at all times be glazed with obscured glass and fixed to be permanently non-opening below 1.7m internal floor level.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies D DM1 of the Arun Local Plan.
- 4 **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.