

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

REF NO: AW/364/20/HH

LOCATION: 23 Rose Green Road
Rose Green
PO21 3EU

PROPOSAL: Loft conversion to form new first floor with front and rear dormer projections.
Retrospective permission for single storey rear extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above

REPRESENTATIONS

Aldwick Parish Council:
No objection

No representation from nearby occupiers

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Pagham Harbour Zone B
2km Buffer for Site of Special Scientific Interest
Within the 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:

NPPDG	National Design Guide
NPPF	National Planning Policy Framework

SUPPLEMENTARY POLICY GUIDANCE:

SPD10	Aldwick Parish Design Statement
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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 7.

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 extension will be sited to the rear of the property and as a result of its siting, is unlikely to be visible from the street scene and could be completed under the permitted development rights of the property having a depth of 6m and a width of 8m. The extension is considered well integrated and sympathetic in design to the host dwelling. The materials will also match that of the host dwelling ensuring its integration.

The dormers will be located to the front and rear of the property and will be visible from the wider area. To the rear the dormer will mirror that of the neighbouring property as such the alteration is not considered to result in the dwelling appearing significantly out of character for the area as there is already a precedent for works of this nature.

Materials consist of roof tiles which match the dwelling and Marley Cedral weatherboarding. Cladding will be used to the on the elevations of the dormer whilst this is a new material due to its location to the rear visibility of this is limited and the materials are acceptable. The dormers to the front will have hipped which matches that of the host dwelling and helps to ensure it appears well integrated. Furthermore this is a feature that the design guide specifies as desirable for dormers to the principle elevation. The surrounding properties are varied in style and design and whilst the alteration will alter the appearance of the front of the dwelling, it is not considered to appear out of character in the area.

The surrounding properties are similar in appearance, and due to its siting is not deemed to adversely impact upon the spatial pattern of the street scene in accordance with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The extension will have a maximum depth of 6m and a width of 8m. The height will match that of the host dwelling with eaves at 2.85m.

It will extend in line with the south eastern elevation and whilst this adds bulk to the rear, due to its siting, sufficient distance is retained to the boundaries with 0.45m to the north, 2.7m to the south and 18.5m west. The development is therefore not considered to appear adversely overbearing.

There will be a number of additional windows and doors to the south and western elevations, however these will all be at ground floor level and with fencing along the boundary, and with views over the garden, it is not considered to give rise to adverse overlooking.

The proposed development is not considered to result in any significantly harmful impact upon the residential amenities of neighbouring dwelling by way of overbearing or overshadowing impact. This is due to the scale of the development and its siting as to allow the proposal to be distanced from neighbouring dwellings. Additionally, the proposed development is not considered to provide any views

of which would result in a harmful loss of privacy to occupiers of neighbouring dwellings. The views from the rear dormer are likely to be achievable under Permitted Development, and the views from the front dormer are towards the street scene only.

Furthermore, 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 within the locality having dormers the proposed scheme is considered to be well integrated which is achieved through the simple design and unobtrusive form. As well as this the use of the pitch roofs on the front dormers allows the proposal to further follow the design guide which specifies to the front of properties proposals should avoid large, flat topped alterations.

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 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:
- Location Plan, Block Plan and Proposed Ground Floor Plan Sheet 1 of 3
 - Proposed First Floor Plan and Elevations Sheet 2 of 3
 - Existing Floor Plan and Elevations and Existing & Proposed Roof Plan Sheet 3 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.