

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

REF NO: AW/402/21/HH

LOCATION: 23 Countisbury Close
Aldwick
PO21 3QW

PROPOSAL: Single storey rear extension, loft conversion with dormers. (This application may affect the setting of a Listed Building)

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks a single storey rear extension, a loft conversion with front and rear facing dormers.
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REPRESENTATIONS

Aldwick Parish Council provided no objection.

No representation received from nearby occupiers.

CONSULTATIONS

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:

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 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 12.

DESIGN AND VISUAL AMENITY

The proposal is located to the front and rear and would be visible from the street scene and wider area to the rear.

The proposal seeks a front porch although the plans and subsequent email note this is considered permitted development and shall not be addressed within the report.

Two front dormers are proposed. These are relatively minor in scale and will have a pitched roof. The surrounding properties are similar in appearance and there are no other examples of dormers within the street scene or surrounding area and therefore it would appear an alien feature. Whilst it is out of character with the area, with the scale of the front dormers modest it allows it to remain subservient in appearance and is not considered to result in adverse harm upon the appearance of the dwelling or area. Dormers have been approved at No.28 and whilst not built out yet, the design matches that which was approved and if constructed the dormers would match in appearance which provide consistent design features within the close.

The rear dormer proposed would be visible with the rear fronting Aldwick Road. Whilst this is again out of character and large occupying the full rear roof slope, a rear dormer could be constructed under permitted development and as such a refusal for this aspect cannot be justified.

The application seeks cladding to first floor elevations. The properties in the area feature a mixture between white/cream cladding and tiled fronts. The proposed seeks Marley Cedral in Grey/Green (C06). This is a pale green and whilst this colour is not present in the close, it is present to the rear of the dwelling and as such is similar to existing materials and likely permitted development. It also does not appear significantly out of character in the area with the colour relatively subtle in appearance.

The Arun Design Guide states 'Dormers are a minor incident in the roof plane and made of sympathetic to the existing or original building materials'. The front facing dormer complies with this, being appropriate in size however the rear facing dormer does not being excessive in size. It guide also 'Favours small scale dormer windows with pitched roofs over large, flat box-shaped designs.' The front facing dormers do feature pitched roofs. The proposal therefore complies with the guide in part.

The development proposed is not deemed to result in adverse harm upon the appearance of the dwelling within the street scene or wider area and as such accords with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The front facing dormers due to the siting at the front of the property and their size will not result in harm upon amenity by way of overlooking or overbearing.

The rear dormer will incorporate the full roof slope and does add bulk to the rear. Due to it being located within the roof slope and existing footprint, it is not considered to result in adverse overbearing or overshadowing. The rear dormer will have a Juliet balcony serving a bedroom and a window serving a

bathroom. Due to the angle this will provide some views over the garden of the neighbouring property although none direct into the property. The property will retain a relatively short rear garden at 5.65m however beyond this is Aldwick Road and therefore there are no properties directly to the rear which would be subject to overlooking. To the west is a block of garages and views would not be adverse towards this direction.

A rear extension is also proposed. This will run along the full rear elevation and will have a depth of 2.3m. It will feature a pitched roof with eaves to 2.5m and a maximum height of 3.5m. This does add bulk to the rear however an extension could be constructed up to 3m under permitted development and with the depth below this, it is not considered to result in adverse overbearing or overshadowing upon the occupier at No.25.

There are 2 sets of doors and window to the neighbouring dwelling to the east and the extension will slightly intersect at 45 degree angle however with the depth smaller than that which could be constructed without permission, it is deemed acceptable.

The extension will feature bi fold doors which at single storey level will overlook the garden of the host dwelling.

The proposed development does not result in significant harm upon neighbouring amenity by way of overbearing, overshadowing or overlooking in accordance 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 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 - 3367 01 A
 - Proposed Plans - 3367 01 A
 - Email confirming cladding 4.2.22

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.