

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

REF NO: AW/417/21/HH

LOCATION: 9 Marquis Way
 Aldwick
 PO21 4AT

PROPOSAL: Second floor alterations with balconies.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to make second floor alterations, including the construction of a new dormer and installation of two balconies.

REPRESENTATIONS

Aldwick Parish Council - No Objection

No representation received from nearby occupiers.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

Tree Officer - No response

POLICY CONTEXT

Build Up Area Boundary
TPO
Pagham Harbour Zone B
2km Buffer for Site of Special Scientific Interest
CIL Charging Zone 4

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:

CONCLUSIONS

PRINCIPLE

The key policies considered are D DM1 and D DM4 of the Arun Local Plan. Part M and guidelines set by the Arun Design Guide are additionally considered.

Aldwick does not have a Neighbourhood Plan but instead has a Design Statement, of which is relevant to this application and falls under Area 4 of the statement (Craigweil Lane).

DESIGN AND VISUAL AMENITY

The property is a detached three storey dwelling backing on to the beach. The works will be on the top floor to the rear of the dwelling and as a result will only be visible from the beach.

The development makes alterations to the second floor and will include the construction of a new dormer; which will replace two smaller gable end dormers, extending south by a maximum of 3.3m, with a central flat roof and two gable ends on each side. It will include the installation of two glass balustrade balconies. These works, although significantly altering the appearance of the roof, are well integrated with the design of the dwelling and are acceptable; resulting in no detrimental harm on the visual amenity or character of the property. Visibility of the flat roof is restricted by the pitched gable ends to either side, reducing potential intrusion on the appearance of the roof and helping to stay in keeping with the character of the area. The dwelling is at the end of a row of properties in a private close, and is set back from the street scene. The proposal will not be visible and will cause no disruption to the composition or appearance of the street. The works will be clearly visible from the beach to the rear but are not considered unduly harmful or out of place in this context, given other neighbouring properties, which also back onto the beach, have made roof alterations as well.

The proposal appears subservient to the design of the host dwelling, retaining the existing roof style and pitch where possible, and is well integrated. The materials used will be similar to that of the existing, ensuring minimal intrusion upon the visual appearance of the property. Aldwick Design Statement states that control should be exercised over any roof development likely to be particularly intrusive by virtue of proximity to neighbouring dwellings, and any roof re-design should be sympathetic and in keeping with the character of existing properties. The development is considered to be in accord with this statement.

Part M of the Arun Design Guide states that schemes should locate roof extensions and roof lights discreetly and unobtrusively, on rear elevations in Conservation Areas and wherever possible elsewhere, and favour small scale dormer windows with pitched roofs over large, flat box-shaped designs. The proposal is considered to be in accord with these criteria.

The proposal is not considered to be unduly harmful to visual amenity and will not result in adverse impact on the character and composition of the area. This is in accord with D DM1 and D DM4 of the Arun Local Plan, the Arun Design Guide and Aldwick Design Statement.

RESIDENTIAL AMENITY

Whilst the works seek to notably alter the appearance of the dwelling, especially in terms of the roof design, the development is not considered to result in adverse overbearing or overshadowing. The overall footprint, height and scale of the host dwelling will be retained, along with the distance between side boundaries with neighbouring properties. The proposal, when measured from the ground floor, has a height of approximately 8.8m at the top of the gable end dormer, 8.1m where the gable end eaves

meet the flat roof, and 7m where the eaves meet the existing balcony roofs. This considered, along with its situation and the retained distances of 2m to the west, 6m to the east and 15.6m to the south boundaries, the proposal will not be unacceptably harmful to neighbouring amenity and is in accord with D DM4.

The development will include the addition of a new bathroom, and increase in the size of the two second floor bedrooms, of which will have their own glass balustrade balconies. These alterations will feature the installation of two french doors, a bathroom window and slight movement of an existing rooflight, all to the rear elevation. It will include the installation of two bi-fold doors on the first floor, which will replace the existing french doors leading on to the rear first floor balcony. These features pose a potential risk of overlooking to the neighbouring properties (No. 10 to the west and Aldwick Hundred to the east) on either side of the dwelling. The balconies pose the greatest risk, as they are unobscured at the sides and will have slightly more visibility than the existing first floor balcony due to their height. The doors, window and rooflight, given their scale and location, are considered to have minimal impact and are acceptable; resulting in little to no overlooking of neighbouring properties. Protruding slightly further south than the dwelling, No.10 exhibits no features to the facing side wall that will be visible from the proposed. Views of their balcony are visible from the existing first floor balcony, but this is restricted and of minimal harm. The proposal will share similar visibility to the existing, with the majority being of the neighbouring rear garden. Having no direct views into the property itself, the proposed will have minimal impact on neighbouring privacy and is considered acceptable. Situated further north than the dwelling, Aldwick Hundred will not be clearly visible from the balconies. Views of the property will be limited to the rear garden, resulting in little overlooking of the building itself and minimal harm upon residential amenity.

Part M of the Arun Design Guide states that proposals should not negatively impact on neighbouring amenity and privacy or damage the character and appearance of the original building and its surroundings. The proposal gives rise to little overlooking but is not considered to be unduly harmful, and is in accord with Part M.

The development does not negatively impact residential amenity and is in accord with D DM1 and D DM4 of the Arun Local Plan and Part M of the Design Guide.

SUMMARY

The proposed development is deemed to accord with the 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.

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:
 - Proposed Plans P01
 - Location, Block and Roof Plan P02
 - Existing Floor Plans S01
 - Existing Elevations S02
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.