

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

REF NO: AW/424/21/HH

LOCATION: 32 Apple Grove
Aldwick
PO21 4NB

PROPOSAL: Front and rear dormer extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a front and rear dormer extension.

REPRESENTATIONS

Aldwick Parish Council have 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
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:

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 1.

DESIGN AND VISUAL AMENITY

The proposal is located to the front and rear of the property and will be visible from the street scene.

The host dwelling has existing front and rear dormers and the proposal seeks to enlarge them. To the front there are currently two individual flat roof dormers and it is intended to join them so they run along the full roof slope.

There are many other examples of dormers within the street scene and the proposal will not result in the dwelling appearing out of keeping with the area, with the scale of the dormers similar to those in the surrounding area. Whilst the front dormer will occupy more of the roof slope, the dormers retain sufficient space to the ridge and do not appear an unduly dominant feature.

The rear dormers are partially visible from the wider area at Regis Avenue although views are largely restricted as a result of the siting.

The Arun Design Guide states 'Dormers are located symmetrically and centrally on a roof, without being overly dominant or out of proportion and/or style to the original structure' and 'Favours small scale dormer windows with pitched roofs over large, flat box-shaped designs'. The proposal complies in part with the guide. The dormers are located centrally and are in proportion to the dwelling although they do feature flat roofs. This is although consistent with the design in the area.

The development will not result in harm upon the character or appearance of the area and accord with D DM1 and D DM4 of the Arun Local Plan and the Arun Design Guide.

RESIDENTIAL AMENITY

Due to the siting of the front dormers they will not result in adverse harm upon amenity by way of overbearing or overshadowing. There will be an additional window due to the increased length of the dormer although views will be over the street scene.

To the rear there are two individual dormers which will be joined and enlarged. The dormer to the eastern side of the roof slope will extend in depth by around 0.75m, siting just above the eaves and meeting with the rear of an existing single storey rear extension. The dormer extension is likely to be visible from the neighbour to the eastern side at No.1 Regis Avenue however being contained within the roof slope it is not considered harm would be significant.

The dormers would allow for some overlooking upon the rear, however views are not considered to increase from that which are achieved from the existing dormers.

The proposal will not result in adverse harm by way of overbearing, overshadowing or overlooking 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 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
 - Proposed Elevations - Jan 21 - submitted 30/3/22
 - Proposed Floor Plan - Jan 21 - submitted 30/3/22

 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.