

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

REF NO: AW/44/26/HH

LOCATION: 27 Countisbury Close
Aldwick
PO21 3QW

PROPOSAL: Conversion of loft to habitable use with front and rear dormers, new front porch and alterations to fenestration.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Aldwick Parish Council - No objection.

One representation was received from a nearby occupier, however this objection has since been withdrawn.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built Up Boundary Area.
Within an area with potentially high ground water.

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions and alter to exist builds (res and non-res)

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
-------	---

CONCLUSIONS

DESIGN AND VISUAL AMENITY

The site is a terraced dwelling located at 27 Countisbury Close. This application seeks planning

REPORT_1011(ODB)

permission for the construction of a loft conversion with front and rear dormers, a new front porch, and alterations to fenestration.

The proposed development is sited within a residential cul-de-sac characterised by terraced housing. The surrounding area includes a property to the east of the host which has implemented a similar loft conversion, including two front dormers and a rear dormer extension.

The proposed loft conversion would include the construction of a rear dormer (north) with a width of 5.6m and a depth of 4m. The dormer would have a flat roof height of 2.6m. The dormer would be of a size and scale which could be constructed under permitted development although it is noted that the materials would not comply with the limitations of permitted development as they would not be similar in appearance to the existing dwelling.

The proposed rear dormer would not comply with Part M of the Arun Design Guide (ADG) as it would not appear as a minor incident within the roof slope. However, it would respect the original roof height of approximately 7.5m and would not reduce the separation distance between the host dwelling and neighbouring properties. It is noted that the street scene is characterised by terraced housing, and there is an example of a similar roof extension at No.23 Countisbury Close. As such, the proposed loft conversion with rear dormer would not result in harm to the visual amenity of the host dwelling or street scene.

The proposed two front dormers (south) would have a depth of 3m and a width of 2m. Each dormer would have a pitched roof with a height of 2m and an eaves height of 1.3m and would be comparable to a similar development to the front southern roof plane of No. 23 Countisbury Close. Located symmetrically within the roof slope, both front dormers would remain proportionate in scale, resulting in minimal interference with the original roof form. They would not appear dominant and are therefore considered to be subservient additions to the front roof slope. As such, the proposal would not result in any harm to visual amenity.

The proposed front porch would have a depth of 1.2m and a width of 2.4m. The flat roof would have a height of 2.35m and an eaves height of 2.15m. The proposal would be finished with brick work to match the existing and the roof would be a 3-layer built up Bituminous roofing felt system. Part M of the ADG states porches should provide a threshold space between the interior and exteriors and add emphasis to the entrance, and consideration should be given to the impact on the surrounding street scene.

Given that the proposed front porch would be in accordance with the ADG depth of 1.5m, and that the host dwelling is set back from the front boundary of the application site, the proposal would not appear incongruous or prominent within the street scene. As such, the proposed front porch would be acceptable and not of harm to the street scene and would therefore be in accordance with Arun Local Plan (ALP) policies D DM1 and D DM4 and the ADG.

The proposed front and rear dormers would be finished with Marley Cedral Platinum Grey C05 Cladding and roof tiles to match the existing on the front dormers and would be a 3-layer built up Bituminous roofing felt system on the rear dormer flat roof. The proposed cladding to the cheeks of the dormers would not reflect the existing material pallet of the dwelling. Notwithstanding this, it is noted that cladding is present to the elevations of other dwellings within the row of terraces, including the adjoining neighbour. Furthermore, the dormers constructed within the front and rear roof slopes of the neighbour at No.23 Countisbury Close also comprise cladding. As such, the proposed use of cladding would not result in demonstrable harm to visual amenity in this instance.

Proposed fenestration on the front (southern) elevation at ground floor level would be a single entrance door and at second floor level there would be a two-casement window in each of the front dormers. The

proposal would include alterations to the existing ground floor fenestration within the rear (northern) elevation. The existing window would be replaced with patio doors and the existing door would be replaced with a window. At second floor level there would be a four-casement and a two-casement window set within the rear dormer. All fenestration would be finished in white UPVC to match the existing, helping the proposal to integrate with the host dwelling, in accordance with ALP policy D DM4.

Whilst the proposal would alter the appearance of the dwelling, given the comparable development within the terrace row and that a rear dormer of a similar size and scale could be constructed under permitted development, the development would not appear unduly dominant nor result in harm to the character, appearance, or visual amenity of the host dwelling or street scene. Therefore, the proposal would be in accordance with Arun Local Plan policies D DM1 and D DM4 and the ADG.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed front porch would be set in 3.6m from the eastern side boundary and set back 2.8m from the front boundary to the south. On the western flank the porch would project forward of the building line by 0.87m and would therefore not exceed the maximum depth of 1.5m to front extensions, outlined within the ADG.

Given the size and scale of the porch, and the spacing maintained, the porch would not result in overbearing or overshadowing impacts to neighbouring properties. The fenestration within the porch would have an outlook over the application site frontage and would not result in any overlooking.

The proposed rear (north) dormer and front (south) dormers would maintain the existing separation distances of the western and eastern side boundaries of the terraced host dwelling and neighbouring properties. Whilst the proposed roof extensions would increase the bulk and massing of the dwelling, given the maintained spacing the proposal would not result in harm by way of overshadowing or overbearing.

The proposed fenestration on the front (south) elevation would have an outlook of the front amenity serving the host dwelling.

In terms of overlooking, the rear dormer would introduce fenestration at second floor level, within the rear roof slope of the host dwelling. Whilst some views of neighbouring gardens would be available from the proposed fenestration, these views would not be significantly different to those that could be achieved via a rear dormer constructed under permitted development. As such, the proposed rear dormer would not result in unacceptable overlooking or loss of privacy to the neighbouring dwellings.

The rear elevation also proposes alterations to fenestration at ground floor level. These would have an outlook of the host dwelling's rear amenity and would not result in any overlooking or loss of privacy to the neighbouring dwellings.

The proposed development would not result in harm to neighbouring residential amenity by way of overbearing, overshadowing, or overlooking. The proposed development is therefore in accordance with Arun Local Plan policies D DM1 and D DM4 and the ADG.

SUMMARY

The proposed development is in accordance 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

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, Block and Site Plans 001.
- Proposed Floor Plans 200.
- Proposed Floor Plans 201.
- Proposed Elevations 202.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policies D DM1 and D DM4.

- 3 Based on the information available, this permission is exempt from the requirement to provide a biodiversity gain plan under Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990. The following exemption applies:

This planning permission is for development which is a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Reason: In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).

- 4 **INFORMATIVE:** Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). 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 NPPF.