

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

REF NO: AW/52/21/HH

LOCATION: 59 Carlton Avenue
Aldwick
PO21 3LP

PROPOSAL: Conversion of roof space to habitable use to include 3 x side dormers including raising of roof.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above

REPRESENTATIONS

Aldwick Parish Council:
No objection

One letter of objection due to concerns of overlooking.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
2km Buffer for Site of Special Scientific Interest
Pagham Harbour Zone B
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
NPPG	National Planning Practice Guidance

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 Plan but does have a Parish Design Statement with the property located within Area 2.

PERMITTED DEVELOPMENT RIGHTS

The permitted development rights of the property would allow the proposal to be permitted due to the cubic content to be less than that of the 50m³ which would be permitted. The permitted development would however not allow the windows on the side elevations without them being obscure glazed and fixed shut to 1.7m to avoid the possibility of overlooking.

DESIGN AND VISUAL AMENITY

The property is located within an area of mixed character with multiple different styles of dwellings with a school to the rear. The property is a single storey detached dwelling and seeks to construct a dormer to the side elevations of the dwelling which will consist of flat roofing.

The surrounding properties are mixed in appearance and the dormer is not considered to appear unduly dominant, with the dormers set back around 0.85m from the front elevation.

The dormers will have horizontal boarding to match the host dwelling and will have a flat roof 0.8m below the pitch height of the existing dwellinghouse.

Arun District Council have adopted a Supplementary Design Guide SPD and part M relates to residential extensions. The proposal is considered to comply with this in such that as the build is not visible from the street scene it responds to and complements the existing character. Whilst the SPD states a preference for smaller dormers, Permitted development "fallback position" for the dormer needs to be taken into account. As such it is not considered to warrant refusal of the application.

Due to the siting and design, the proposal is not considered to adversely impact the spatial pattern of character of the area and accord with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The dormers will be located to the northern and southern elevations of the dwelling. These will have a height of around 1.7m and a depth of 2.1m. To the northern elevation there will be one larger dormer which will have a width of approximately 9.3m. To the south there will be two smaller dormers which will both have a width of approximately 2.9m.

The proposal includes a dormer and conversion of the roof space to habitable use. The dormer whilst being a large addition it falls under the permitted development rights of the property where they could be erected without requiring planning permission. There will be potential overlooking of the neighbouring property however a condition will be imposed to prevent this from happening.

The proposal is not considered to result in adverse harm upon amenity by way of overbearing, overlooking or overshadowing and accord with D DM1 and D DM4 of the Arun Local Plan.

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 2021/01/011
 - Existing Plans 2021/01/001
 - Proposed Plans 2021/01/010
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 The dormer windows and rooflights on the side elevations of the building at first floor level shall at all times be glazed with obscured glass and fixed to be permanently non-opening below 1.7m internal floor level.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies D DM1 of the Arun Local Plan.
- 4 **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.