

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

REF NO: AW/55/21/HH

LOCATION: 19 Grosvenor Gardens
Aldwick
Bognor Regis
PO21 3EY

PROPOSAL: Loft conversion & single storey side extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above

RELEVANT SITE HISTORY

AW/247/11/	Ground floor side and rear extensions.	ApproveConditionally 06-12-11
------------	--	----------------------------------

REPRESENTATIONS

Aldwick Parish Council:
No objection

No representation from nearby occupiers.

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
-------	---------------------------------

CONCLUSIONS**PRINCIPLE**

The key policies considered are D DM1 and D DM4 of the Arun Local Plan. Aldwick does not have a Neighbourhood however does have a Parish Design Statement with the property located within Area 4.

Policy D DM1 sets out 13 design aspects of which applications should be assessed against. These include: Character, Appearance, Impact, Innovation, Adaptability, Crime Prevention, Trees, Public realm, Layout, Public Art, Density and Scale.

Policy D DM4 sets out criteria for which applications relating to extensions and alterations of existing buildings must be assessed against. They generally seek to minimise the impact of the proposal on the character of the host dwelling, its neighbours and the locality.

DESIGN AND VISUAL AMENITY

The dwelling is in an area with a mixed character, populated by dwellings in individual, unique characters, utilising a variety of materials. The development is not considered to result in any significantly harmful impact upon the character of the locality. This is due to the design of the development being sympathetic in its appearance to the dwelling. The modest scale of the single storey side extension is considered to allow it to have no significantly harmful impact on the character of the dwelling or its locality. Additionally, the loft conversion, which includes the addition of two side dormers which are connected on the rear, are not considered to result in any detrimental harm to the character or appearance of the host dwelling.

Materials consist of marley cedar click cladding and smooth tiles to match the existing dwelling allowing for integration with the main dwellinghouse reducing the impact on the character of the area and the spatial pattern. The dormers will be set behind the existing pitch of the dwelling and helps to ensure it appears well integrated and does not dominate the street scene. The surrounding properties are varied in style and design and whilst the alteration will alter the appearance of the front of the dwelling, it is not considered to appear out of character in the area.

The Arun Design Guide explains in section M that alterations to a dwelling house should compliment the existing character and appearance of the building and wider landscape. With other dwellings in the locality having loft spaces converted the proposed scheme is considered to be well integrated which is achieved through the simple design and unobtrusive form this is further assisted through the roof height of the new first floor being approximately 0.2m below the existing ridge height.

The application is considered to be in accordance with D DM1, D DM4(a) and (b) of the Arun Local Plan.

RESIDENTIAL AMENITY

The dormer to the east will have a width of 4.04m. The dormer to the west will have a width of 2.647m.

The height of both dormers will be approximately 0.2m below that of the dwelling with a flat roof height of 5.4m from ground level.

The dormers due to their size and sufficient siting away from neighbouring boundaries will not appear overbearing, harmfully effecting neighbouring occupiers.

Views achieved from the front dormer are largely toward the roof slopes of the neighbouring properties and will not be materially different to the existing views gained from first floor windows and will therefore not result in additional, unacceptable loss of privacy to neighbouring occupiers. There will also be views to the rear which are currently unavailable but due to the distance from the boundary it is not considered to cause an unacceptable level of overlooking.

Due to the siting and design of the extension, it is not considered to harm neighbouring amenity by way of overbearing, overlooking or overshadowing and accord with policies D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord 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

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 and Block 3359/01A
 - Existing Plan 3359/02
 - Proposed Plans 3359/03
 - Proposed Plans 3359/04

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.