

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

REF NO: AW/6/21/HH

LOCATION: 5 Edinburgh Close
Aldwick
PO21 4PW

PROPOSAL: Loft conversion to form new second floor with front and rear dormer projections

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above

REPRESENTATIONS

Aldwick Parish Council:

Members strongly objected to the application on the grounds that it does not relate sympathetically and is not visually integrated with the existing building in siting, massing design form and scale and because it has an adverse overshadowing, overlooking and overbearing effect on neighbouring properties and because it compromises the established spatial character and pattern of the place. Therefore, Members agreed that the application is in direct conflict with Policy DDM4 (a), (c) and (e) of the Arun Local Plan 2011-2031 and with the Parish Design Statement (P 41)

One Objection:

- Would negatively alter the character of the area.
- The proposal is out of character with the locality
- Overlooking on neighbouring properties causing a loss of privacy
- If approved it would set a precedent for similar development to occur
- Increased traffic during construction

OFFICERS COMMENTS ON REPRESENTATIONS

The rear dormer aspect of the development could be achieved under the permitted development rights of the property therefore the scheme can only be considered regarding the smaller front dormer.

The front dormer would have a limited impact on the street scene with most views coming from an alleyway. There are no views from the front dormer that are not already available from within the property.

Regarding the development setting a precedent each application submitted to the council is looked at on its individual merits and whilst dormers are not wanted wide scale the permitted development of dwellings is not something the council has the right to remove without reason.

The concerns regarding traffic can be addressed through a condition limiting the working hours.

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
 Tree Preservation Orders

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
NPPDG	National Design Guide

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 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 dormers outlined in this application will be located to the front and rear of the property. The front dormer will be visible from the wider area. To the rear the dormer will have a cubic content (size) that means that it falls under the permitted development criteria wheret planning permission is not required.

Materials consist of roof tiles and hanging tiles to match that of 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 to the front will have shed roofs which compliments the shape of the host dwelling and helps to ensure it appears well integrated. Furthermore, this is a feature that the design guide specifies this is more desirable for dormers to the principle elevation than that of a flat roofed addition. 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.

Furthermore, 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 within the locality having dormers the proposed scheme is considered to be well integrated which is achieved through the simple design and unobtrusive form. As well as this the use of the pitch roofs on the front dormers allows the proposal to further follow the design guide which specifies to the front of properties proposals should avoid large, flat topped alterations.

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 rear will have a maximum depth of 2.75m and a width of 6m. The proposed dormer to the front will have a maximum depth of 2.75m like that of the rear dormer and a width of 2.65m. The height of both dormers will match that of the host dwelling with pitch at 8.7m from ground level.

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

Views achieved from the front dormer are largely toward the road/alleyway 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.

With the rear dormer benefiting from permitted development rights there are no controls that the Council has over views from these windows into neighbouring properties.

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 Plan, Block Plan and Proposed Floor Plans and Elevations Sheet 1 of 3
 - Proposed Second Floor Plans Sheet 2 of 3
 - Existing Floor Plans and Elevations and Existing & Proposed Roof Plans Sheet 3 of 3

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 No work for the implementation of the development hereby permitted shall be undertaken on the site on Public Holidays or at any other time except between the hours of 8am and 6pm on Mondays to Fridays and 9am and 1pm on Saturdays and Sundays.

Reason: To safeguard the amenities of nearby residents in accordance with policy D DM1 of the Arun District 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.