

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

REF NO: AW/8/26/HH

LOCATION: 8 Sefton Avenue
Aldwick
PO21 3BP

PROPOSAL: Single storey rear extension plus loft conversion including hip to gable and rear dormer.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Aldwick Parish Council - No objection.

No representations received from nearby occupiers.

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
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CONCLUSIONS

DESIGN AND VISUAL AMENITY

The site includes a semi-detached dwelling with a rear conservatory. The proposal is for a hip-to-gable roof extension, rear dormer and single storey rear extension.

The rear extension would replace the existing conservatory, retaining the 0.35m gap between the conservatory and southern side boundary with 6 Sefton Avenue, extending slightly further in width to the north, in line with the existing northern flank elevation. The extension would have a flat roof, incorporating two rooflights, and would be approximately 0.3m lesser in height than the existing conservatory. At a depth of 4m, the extension would extend further into the rear garden than the current conservatory by 1m.

The rear extension would conflict with the Arun Design Guide (ADG), which advises that rear extensions

to semi-detached dwellings should not exceed 3.3m in depth. However, given that the depth of the proposed rear extension would not significantly exceed this guidance, the resultant rear garden depth and existing built form of neighbouring extensions and outbuildings, the proposed rear extension would not result in any harm to character or design, in accordance with Arun Local Plan policies D DM1 and D DM4.

The rear dormer would be centrally located on the rear roof slope, following the hip-to-gable roof extension, and include a roof light. The proposed dormer would not be incidental to the roof slope, set down from the ridge by 0.25m, at a depth of 3.85m and a width of 4.65m, contrary to Arun Design Guide advice. A rooflight would be installed on the front elevation. The proposed dormer would, when viewed cumulatively with the hip to gable roof extension, increase the bulk and massing of the host dwelling at roof level. While unusual along Sefton Road, where most dwelling have hipped roofs, there are examples of gable ends; and the extension would therefore not appear out of character or result in harm to visual amenity. It is noted that Sefton Avenue has a mixture of single storey and two storey dwellings of varying design, and as such, the works to the roof would not appear out of character within the varied street scene.

It should be noted that the works to the roof could be achieved under permitted development, given the size, siting and fenestration arrangement.

The proposal is in accordance with Arun Local Plan policies D DM1 and D DM4 in regard to design and visual amenity.

NEIGHBOURING RESIDENTIAL AMENITY

Part M of the ADG states householder extensions should protect neighbouring amenity in terms of privacy and overshadowing, considering the positioning of neighbouring buildings and respond to existing elevations through the size and positioning of doors and windows.

The site has neighbours to both sides. Following the hip-to-gable extension, the distance between 8 and 10 Sefton Avenue (to the north) would be maintained at 4.9m. The distance from the neighbouring properties is such that the proposed increase in bulk would not result in significant overbearing or overshadowing effects. The dormer may result in some overbearing impacts to 6 Sefton Avenue, to the south, given that the dormer would only be set in from the party wall by 0.8m. However, given the existing built form and the fact the dormer would be constructed under permitted development, the dormer would not result in unacceptable harm by way of overbearing or overshadowing impacts.

The windows that would serve the rear dormer would offer some views of the neighbouring gardens. However, these would not be significantly different to the views currently available from the first floor windows, resulting in no further harm to residential amenity by way of overlooking.

The rear extension would not result in any overshadowing or overbearing impacts on 10 Sefton Avenue, giving the siting of the detached garage to the south of the neighbouring property and the extensions slightly lesser height compared to the existing conservatory. The proposed extension would extend beyond the existing rear elevation of the neighbour to the south, 6 Sefton Avenue. Whilst the proposed extension would therefore result in some, limited overshadowing impacts to this neighbour, given the existing boundary treatment and limited increased depth of the extension when compared to the existing conservatory, the proposed extension would not result in unacceptable overshadowing or overbearing impacts to the neighbour to the south. In regard to overlooking, the proposed rear extension would offer the same views of the host dwelling's rear garden achievable from the existing conservatory, resulting in no harm to residential amenity by way of overlooking.

SUMMARY

The proposal is in accordance with relevant Arun Local Plan policies and is therefore 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 and Site Plan 001 B.
- Proposed Plans and Elevations 003 B.
- Planning Statement.
- Biodiversity Enhancement Statement.
- Preliminary Bat Roost Assessment.

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.