

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

REF NO: AW/92/26/HH

LOCATION: 9 Marquis Way
Aldwick
PO21 4AT

PROPOSAL: Enlargement of first floor dormer window above garage to include french doors, sidelights and glass balustrade.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

RELEVANT SITE HISTORY

AW/417/21/HH	Second floor alterations with balconies.	ApproveConditionally 17-02-22
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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 detached, three storey dwelling backing onto the coastline. The proposal is for the enlargement of the first-floor dormer above the garage on the western elevation.

At a depth of 4m and width of 4.7m, the proposed dormer would not be a minor incident on the roof slope, contrary to Arun Design Guide (ADG) advice for dormers, especially considering its prominent siting on the west elevation (above the garage), which would be viewable from the public highway. However, the dormer would be retained within the existing roof profile and would have a pitch equal to that of the existing dwelling. Further to this, the dormer would be, although marginally, set down from the existing ridge line, ensuring the dormer responds well to existing built form, if not subservient in scale, broadly in accordance with Arun Local Plan (ALP) policies D DM1 and D DM4.

The dormer would include a Juliet balcony with glass balustrading, patio doors and sidelights. Juliet balconies are not a common feature of the locality. However, 9 Marquis Way is located at the end of a cul-de-sac and is not a prominent dwelling in the context of the wider street scene; as such, the introduction of a Juliet balcony would not result in undue harm to design or visual amenity.

Conversely, the triangular window proposed above the patio doors would be reflective of the existing, smaller triangular window currently serving the dormer. This is a positive design choice, responding well to the existing design which contributes to the character of the locality.

In terms of materials, the dormer would be finished with tiles to match the existing roof, helping the dormer integrate with the host dwelling.

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

Given that the dormer would be retained within the roof profile and would be lesser in height than that the existing ridge line, there would be no impact in regard to overshadowing or overbearing impacts. Moreover, the dormer would be set approximately 2.1m back from the front building line, resulting in no sense of increased bulk.

The Juliet balcony would offer the similar views as the existing dormer window. However, the additional glazing would perhaps result in a greater range and availability of views. Regardless, the views available would be of the highway and frontages of dwellings along Marquis Way. Oblique views of the rear gardens at 7 & 8 Marquis Way may be available, however these would not be materially different to those achievable from the existing first floor fenestration of the host dwelling. Therefore, the proposal would not result in undue harm to neighbouring residential amenity by way of overlooking.

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

SUMMARY

The proposal is in accordance with relevant development plan policies and as such 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 and Block Plan P02
Proposed Floor Plans, Elevations and Roof Plan P01

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.