

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

REF NO: AW/99/21/HH

LOCATION: 24 A'Becket's Avenue
Aldwick
PO21 4LX

PROPOSAL: First floor dormer extensions and alterations.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION Add two dormers to front of the property and elongate the rear dormer

REPRESENTATIONS

Aldwick Parish Council - No objection,

Aldwick Bay Company - No objection

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

None

POLICY CONTEXT

Designation applicable to site:

ADOPTED LOC PLN

TREE PRES ORDER

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)

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

The main issues in this application are design and residential amenity.

The main policy considerations are policy D DM1 and D DM4 of the Arun Local Plan.

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 locality.

DESIGN

The design of the dormers is fairly conventional and are subservient to the existing dwelling house. They are in character with the existing dwellinghouse and the surrounding area..

The front dormers will have a significant impact on the street scene however the house is set well back on the plot which means the development has a minimal impact on visual amenity and an acceptable effect on the character of the area.

Arun recently adopted a Design Guide which provides detailed guidance that will help raise design standards across the District. Section M refers to householder extensions. The scale, massing and positioning of extensions should be visually subservient to the existing property. It is considered the proposal complies with the Design Guide as the development appears in modest in scale to the host dwelling. In addition the design guide states dormers are meant to be located centrally and symmetrically on the roof and minimise interference to the original form appearance and fabric of the original built structure which these proposed dormers comply with. The dormers are well balanced on the roof scape

The proposal is considered to accord with policy D DM1 and D DM4 with respect to design.

RESIDENTIAL AMENITY

The dormers are located well away from any neighboring properties and are not considered to generate any additional overlooking, loss of light to or overbearing impact upon any neighbouring properties.

On the south side of the dwelling the rear dormers will face down the garden with just an oblique view toward the side elevation of the neighbouring dwellinghouse which is not considered to cause a loss of residential amenity.

On the north side of the dwelling at the rear the dormers are separated by at least 5 metres from the boundary and look up the garden with an oblique view of the side elevation of the neighbouring property such that no adverse overlooking would occur.

At the front the building line of the applicants dwelling is forward of the neighbouring properties building lines such that no adverse overlooking from the dormer windows would occur.

The proposal is considered to comply with policy D DM1 and D DM4 with respect to residential amenity.

SUMMARY

The proposal is considered to comply with policy D DM1 and D DM4 and is recommended for approvals subject to the following conditions

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.

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 ...

Proposed elevations dated 18/03/2021

Proposed ground floor plan rev A dated 18/03/2021

Proposed first floor plan rev A dated 20/03/2021

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.