

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

REF NO: A/112/26/HH

LOCATION: 12 Lansdowne Way
Angmering
BN16 4LB

PROPOSAL: Hip to gable loft extension, change of the workshop door to a window, internal alterations and associated works

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

RELEVANT SITE HISTORY

A/48/09/	Demolition of section of triple garage & erection of attached single garage.	ApproveConditionally 13-07-09
A/79/08/	Rooms in roof space & single storey rear extension	ApproveConditionally 07-08-08
A/152/07/	Conversion of detached triple garage into a one bedroom cottage	Refused 14-12-07

REPRESENTATIONS

Angmering Parish Council - No objection.

No representations received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built-Up Area Boundary.
Within an area with potentially high ground water.

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)

[Angmering Neighbourhood Plan 2014 POLICY HD4](#) Materials

Angmering Neighbourhood Plan 2014 POLICY HD5 Built Form

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 is a semi-detached bungalow at 12 Lansdowne Way, located within the Angmering Neighbourhood Plan (ANP); therefore, the proposal must be assessed against ANP policies HD4 and HD5. This application seeks planning permission for the construction of hip to gable loft extension, the replacement of the workshop door with a window, internal alterations and associated works.

The proposed development is within a residential area characterised by a mix of semi-detached and detached properties. It is noted that there is variation to the general roof form of the area, with examples of gable-end examples at Nos. 30 and 35 Lansdowne Road, to the south of the application site.

The proposal would construct a hip-to-gable roof extension, forming a gable end on the western flank elevation. The maximum ridge height would remain unchanged at approximately 6.1m. The hip-to-gable extension would increase the ridge width by approximately 3.1m to 6.4m and would be visible within the street scene, similar to the gable-end roof forms at Nos. 30 and 35 Lansdowne Road. It is noted that the roof could be altered in a similar way under permitted development.

Part M of the Arun Design Guide (ADG) and policy HD5 of the ANP states that roof profiles should not detract from the character and appearance of the dwelling or wider area or be visually intrusive to surrounding properties. Roof alterations should create a positive contribution to the current style and mix of the area. Although the development would alter the bulk of the property on the western flank, the main ridge height would be maintained. Given the varied roof forms in the area, the proposal would not appear incongruous and would contribute to the existing mix of the area. As such, the proposed hip-to-gable roof extension would not result in harm to the visual amenity of the host dwelling or street scene and would be in accordance with Arun Local Plan (ALP) policies D DM1 and D DM4, the ADG and ANP policy HD5.

On the front northern elevation, the existing garage door on the western flank would replace with a window finished to match the existing dwelling.

The proposed hip-to-gable roof extension would be finished with tile hanging on the gable wall and tiles to match the existing pitched roof. The front northern elevation fenestration and brickwork would also match the existing host dwelling. The use of matching materials would ensure that the proposal integrates cohesively with the host dwelling and is therefore in accordance with ALP policies D DM1 and D DM4 and policy HD4 of the ANP.

Whilst the proposal would alter the appearance of the host dwelling, particularly at roof level, the

variation in roof forms of properties within the vicinity means the development would not appear unduly dominant nor result in harm to the character, appearance, or visual amenity of the host dwelling or street scene. Therefore, the proposal would accord with Arun Local Plan policies D DM1 and D DM4, the ADG and policies HD4 and HD5 of the ANP.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed hip-to-gable roof extension would result in a minimal increase in roof bulk and massing closer to the western side boundary of the application site and would not extend beyond the existing footprint of the host dwelling. Moreover, it is noted that hip-to-gable roof extension of a similar size and scale could be constructed under permitted development. In terms of overlooking, there would be no change to the location of existing fenestration, albeit a window would replace an existing rooflight. Therefore, the proposal would not result in overbearing, overshadowing or overlooking impacts to neighbouring properties.

The proposal would include the insertion of a window to replace the garage door on the western flank of the front elevation. This would have an outlook of their front amenity. Given that the separation distance would be maintained between the window and the neighbouring properties to the north, the proposed fenestration would not result in unacceptable overlooking or loss in privacy to the neighbouring dwellings.

The proposed development would not result in harm to neighbouring residential amenity by way of overbearing, overshadowing, or overlooking. It would therefore accord with Arun Local Plan policies D DM1 and D DM4, and the ADG.

SUMMARY

The proposed development is in accordance 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

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 Plans 01A.
- Proposed Floor and Roof Plans 03.
- Proposed Elevation Plans 05A.

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.