

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

REF NO: A/11/20/HH

LOCATION: Thatched Corner
Ham Manor Way
Angmering
BN16 4JQ

PROPOSAL: Loft conversion and balcony and part conversion of garage to habitable use.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposed seeks to convert the loft space of the garage to habitable use, including minor alterations to fenestration. It also seeks to construct a balcony atop of the existing roof of the sun lounge.
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REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Angmering Parish Council

No objection.

No representations received from occupiers of nearby dwellings.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Designation applicable to site:

Outside of built up area boundary

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

[Angmering Neighbourhood Plan 2014 POLICY HD1](#) Built-up Area Boundary

Angmering Neighbourhood Plan 2014 POLICY HD4 Materials

Angmering Neighbourhood Plan 2014 POLICY HD5 Built Form

Angmering Neighbourhood Plan 2014 POLICY HD6 Housing Layout & Design

PLANNING POLICY GUIDANCE:

NPPDG	National Design Guide
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS**PRINCIPLE**

The application site is situated outside of the built up area boundary as defined by SD SP2 of the Arun Local Plan (2011-2031). The proposal is for extensions and alterations to an existing building with the plot of an existing dwellinghouse. However, the proposal is in accordance with C SP1 of the Local Plan, as it is in accordance with D DM4 of this plan. In this case, the key policy considerations are D DM1 & D DM4 of the Arun Local Plan (2011-2031) and HD1, HD4, HD5 and HD6 of the Angmering Neighbourhood Development Plan.

Policy C SP1 of the Arun Local Plan states that land outside of the Built-up boundaries will be defined as countryside, and recognised for its intrinsic character of beauty. There are then six caveats which allow development to be permitted. Development can be in accordance with C SP1 if it refers to a specific use or type of development that is covered by another policy (as this development is in accordance with D DM4).

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 proposed alterations to the garage are predominantly internal, and therefore, have a limited impact upon the character of the host dwelling, or its wider locality. The addition of Velux windows into the roof slopes of the garage is not considered to result in a harmful impact upon the visual appearance of the host dwelling on the whole.

The proposed balcony will be bordered by opaque glass, with stainless steel balustrading. This provides a stark contrast to the materials used in the construction of the host dwelling, however, the proposed materials are deemed to remain sympathetic to the character of the host dwelling.

The application is considered to be in accordance with D DM1, D DM4(a) and (b) of the Arun Local Plan, and the relevant policies in the Angmering Neighbourhood Development Plan.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed development is not considered to result in any significantly harmful impact overshadowing or overbearing impact upon the occupiers of neighbouring dwellings. This is due to the lack of built form proposed under the application. With regard to loss of privacy, the proposed balcony is considered to result in overlooking of the property to the North, and as such, it will be conditioned to ensure that obscure glazing is installed along the North-Eastern boundary of the balcony in order to prevent these views. The balcony is not considered to result in any loss of privacy to its South-Eastern elevation, as a

result of separation distance and boundary treatment.

The application is considered to be in accordance with D DM1(3) and D DM4(c) of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord with relevant development plan policies and as such is recommended for approval 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

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:
 - Loft Conversion and Balcony - Block Plan - 19/89/5 - December 2019
 - Loft Conversion and Balcony - Proposed - 18/89/4 - December 2019
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 Before the balcony hereby permitted comes into use, details of 1.8m high obscure screening for the North-Eastern elevation of the balcony shall be submitted to and approved by the Local Planning Authority and the balcony shall not come into use until such screening has been

erected in accordance with the approved plans and shall thereafter remain in perpetuity.

Reason: In the interests of amenity in accordance with policy D DM1 of the Arun District 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.