

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

REF NO: A/139/25/HH

LOCATION: 21 Mill Road Avenue
Angmering
BN16 4HR

PROPOSAL: Proposed loft conversion including rear dormer, alterations to existing rear conservatory and garage conversion.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

RELEVANT SITE HISTORY

A/122/06/	Replacement of conservatory.	ApproveConditionally 20-09-06
A/120/05/	Single storey extensions to front and rear	ApproveConditionally 28-11-05

REPRESENTATIONS

Angmering Parish Council - No objection.

No representations received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Within an area with potentially high ground water.

Built Up Boundary Area.

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)
ENVDM5	ENV DM5 Development and biodiversity

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
SPD11	Arun Parking Standards 2020

CONCLUSIONS**DESIGN AND VISUAL AMENITY**

The site is a detached bungalow located at 21 Mill Road Avenue. This application seeks planning permission for the construction of a loft conversion including a rear dormer, alterations to an existing rear conservatory and garage conversion. The proposed dormer and existing rear conservatory are sited to the south elevation and the garage conversion is sited to the west elevation.

The proposed loft conversion would include the construction of a rear dormer (south) with a width of approximately 7.5m and a depth of approximately 2.65m. The dormer would have an approximate flat roof height of 1.9m. The proposed rear dormer would be finished with plain tile hanging to match the existing, with a flat roof single ply membrane.

The proposed loft conversion would include two rooflights within the front roof slope and windows within the rear dormer. The existing soil pipe would extend approximately 0.5m above the roof of the proposed rear dormer. The use of matching materials would ensure the proposed loft conversion including rear dormer integrates appropriately with the host dwelling and preserves its character, in accordance with Arun Local Plan (ALP) policies D DM1 and D DM4, the Arun Design Guide (ADG) and policy HD4 of the Angmering Neighbourhood Plan (ANP).

The proposed alterations to the existing conservatory (south) would result in a more solid structure with a width of approximately 5.42m and a depth of approximately 6m, maintaining its current footprint. The proposed development would have a flat roof with an approximate height of 2.85m, containing a central rooflight with an approximate height of 3.15m. The rooflight would be in accordance with Part M of the Arun Design Guide (ADG) as it would maintain the privacy of the neighbouring properties. The proposed development would result in a height reduction of approximately 0.33m from the existing pitched glazed roof height of 3.48m to a flat roof.

The proposed alterations to the existing conservatory would be finished with brickwork to match the existing and a flat roof single ply membrane.

Fenestration is proposed within the side and rear elevations of the altered conservatory/extension and would be white UPVC. The use of matching materials would ensure the proposed alterations to the existing conservatory integrates appropriately with the host dwelling and preserves its character, in accordance with Arun Local Plan policies D DM1 and D DM4, and the ADG.

The proposed garage conversion would not result in any alterations to the existing footprint. The proposed garage conversion would result in alterations to the existing garage roof, increasing the height of this element by 0.1m, to 2.8m.

The proposed garage conversion would be finished with brickwork to match the existing and a flat roof single ply membrane. Fenestration for the proposed garage conversion (west) would be to the front and rear elevations (north and south) and would be white UPVC.

It is noted that whilst the proposed garage conversion would have its own entrance (north elevation) the submitted plans indicate that the accommodation would be used by a relative, and the accommodation would remain ancillary to the host dwelling. It would be inappropriate in terms of size and out of character with the area to be subdivided from the main dwelling. Therefore, a condition of ancillary use for a dependant relative will be attached.

The use of matching materials would ensure the proposed garage conversion integrates appropriately with the host dwelling and preserves its character, in accordance with Arun Local Plan policies D DM1 and D DM4, and the ADG.

The proposed loft conversion including rear dormer, alterations to an existing rear conservatory and garage conversion would remain subservient to the main dwelling house. Given the siting, size, scale, and design it would not cause any harm to visual amenity, character or appearance of the host dwelling, street scene, or wider area. The proposal is in accordance with Arun Local Plan policies D DM1 and D DM4, the ADG and policy HD4 of the Angmering Neighbourhood Plan (ANP).

NEIGHBOURING RESIDENTIAL AMENITY

The proposed loft conversation including rear dormer would have windows to the front (north) and rear (south). The two small single windows to the front elevation would have an outlook of the front amenity of the host dwelling and would not result in overlooking.

The proposed rear dormer would have an outlook of the rear garden amenity serving the host dwelling. It would replace two existing small roof lights and be contained within the existing rear roof slope of the host dwelling. A separation distance of approximately 6.4m to the side (west) boundary would not result in overshadowing or overbearing impacts to the neighbouring property to the west.

The existing soil pipe would extend approximately 0.5m above the roof of the proposed rear dormer, adjacent to the single fenestration.

The proposed alterations to the existing conservatory (south) would be set in approximately 11.5m from the rear (south) boundary and approximately 3.9m from the side (west) boundary. It is noted that the depth of the rear extension would exceed the 3.3m guidance depth for rear extensions to detached dwelling outlined within the ADG. However, the proposal would be for alterations to the existing conservatory and not an increase in footprint.

The proposed alterations to the existing conservatory (south) would maintain an outlook of the rear garden amenity serving the host dwelling and there would be a reduction from six windows to four windows on the southern elevation, a reduction of four windows to one high level window on the western elevation, and a reduction of two windows and double glazed doors to a set of 3 bi-fold doors on the eastern elevation. The existing glazed conservatory roof would be replaced with a flat roof incorporating a single large rooflight. Collectively this would reduce overlooking of neighbouring dwellings.

The proposed garage conversion (west) would maintain its siting of 16.5m from the northern boundary across the front amenity space serving the host dwelling.

It is noted that the height of the proposed garage would increase by approximately 0.13m, however, the proposal would not result in any additional overshadowing or overbearing impacts to neighbouring dwellings due to it maintaining its front elevation and separation distances.

The proposed garage conversion would result in the replacement of the garage door with a two full height windows and single glazed door. In terms of overlooking, the proposed fenestration within the front (north) elevation (replacing the garage door), would have an outlook of the front amenity serving the host dwelling and an existing high boundary treatment, therefore it would not result in overlooking.

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

BIODIVERSITY

Arun Local Plan policy ENV DM5 requires all developments to achieve a net gain in biodiversity. This application is accompanied by a Biodiversity Enhancement Statement but as the proposed loft conversion including rear dormer, alterations to existing rear conservatory and garage conversion are replacing an existing footprint, there is no loss of habitat and therefore a condition to secure enhancements is not required in this case.

PARKING

The proposal requires changes to current parking availability. Part I of the ADG requires dwellings of four or more bedrooms to provide three parking spaces. The proposal would result in the loss of a parking space however it is noted that the front amenity to the host dwelling provides adequate parking space with an approximate distance of 16.5m from the northern boundary. Therefore, the proposed garage conversion does not reduce existing off-street parking provision and consequently a condition to secure additional parking is not required in this case. The proposal would comply with the parking requirements set out in the ALP Arun Parking Standards.

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 CIL liable, therefore, developer contributions towards infrastructure will be required (dependent on any exemptions or relief that may apply).

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:

Existing Plans and Elevations 01.
Proposed Plans and Elevations 02.
Proposed Plan and Sections 03.

For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policy D DM1 and D DM4.
- 3 The garage conversion hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of 21 Mill Road Avenue as an ancillary annexe and shall not be used as a separate unit of accommodation.

Reason: To accord with Arun Local Plan policy D DM1 and to prevent the establishment of an additional independent unit of accommodation which would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent dwellings.
- 4 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).
- 5 **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 National Planning Policy Framework.