

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

REF NO: A/143/25/HH

LOCATION: 80 Mill Road Avenue
Angmering
BN16 4HX

PROPOSAL: Roof extension to include 2x cottage dormers and 1x velux rooflight to the front elevation with a flat roof dormer window to the rear elevation.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Angmering Parish Council - No objection.

No representation received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built-Up Area Boundary
CIL Zone 2

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 contains a bungalow along Mill Road Avenue. This application seeks planning permission for 2 No. dormers and 1 No. rooflight to the front elevation and a flat roof dormer to the rear elevation. The

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works to the front of the dwelling would be visible from the street scene.

The 2 No. front dormers would have pitched roofs and would each measure 1.8m in width and 2.6m in depth. Part M of the Arun Design Guide requires front dormers to be centrally located and to not damage the original character and appearance of the building and its surrounding area, incorporating pitched roof in most cases. Part M also favours smaller scale dormers used in combination. There are examples of similar front dormers on the street scene as well as the immediate neighbour, No. 82 Mill Road Avenue. Therefore, the front dormers are acceptable as they would not appear out of keeping.

The proposed rear (south) dormer would measure 9.7m in width and 2.6m in depth. It would be set down 0.2m from the main ridge of the dwelling, and set in 0.5m from the flank elevations. The dormer is in partial conflict with the Arun Design Guide (ADG), which states that dormers should be minor incidents on the roof plane and incorporate pitched roofs in most cases, avoiding large box-shaped designs. The main roof ridge height of the dwelling would be retained, and the development would not project beyond the original footprint of the property which helps to minimise any visual harm upon the locality. Furthermore, a dormer of a similar size and scale could be constructed under permitted development. There are several examples of flat roof rear dormers along Mill Road Avenue, including No. 82. Therefore the proposed dormer would not appear out of character within the street scene.

1 No. rooflight is proposed to the front (north) elevation of the dwelling. The rooflight would be proportionate in scale and number, and would not result in any harm in this regard, furthermore there are several examples of front rooflights in the street scene.

Although the proposal partially conflicts with the ADG, the proposal would not result in harm to the character and visual amenity of the dwelling or the wider area. As such, the proposed development is in accordance with policies D DM1 and D DM4 of the Arun Local Plan (ALP).

NEIGHBOURING RESIDENTIAL AMENITY

Part M of the ADG states householder extensions should protect neighbouring amenity in terms of privacy and overshadowing, considering the positioning of neighbouring buildings and respond to existing elevations through the size and positioning of doors and windows.

The front dormers would be contained within the front roof slope, and would not result in any overbearing or overshadowing impacts. The front dormers would contain front facing windows which would provide views onto Mill Road Avenue and would not result in harmful overlooking effects.

The proposed rear dormer would be contained within the existing rear roof slope of the host dwelling, and would not result in overshadowing or overbearing impacts to neighbouring properties. Part M of the ADG states that private rear gardens should be at least 10.5m in depth to preserve neighbouring privacy. 3 No. windows are proposed within the rear elevation of the dormer which would have a separation distance of 10.5m to the rear boundary. Therefore, the rear dormer would comply with the guidance outlined within the ADG in this regard. Whilst it is noted that some views of neighbouring gardens would be available from the rear dormer, it is noted that a rear dormer could be constructed under permitted development, and as such, the proposed rear dormer would not result in unacceptable overlooking.

1 No. rooflight is proposed within the front roof slope which would serve the stairwell and would not result in overlooking impacts.

The proposed development is in accordance with policies D DM1 and D DM4 of the ALP and Part M of ADG in that it will not give rise to adverse overlooking, overbearing or overshadowing effects.

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 Plan.
- Site Plan.
- Proposed Plans 03.
- Proposed Elevations 04.

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 National Planning Policy Framework.