

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

REF NO: A/164/25/HH

LOCATION: 23 Fletcher Way
Angmering
BN16 4HG

PROPOSAL: Loft conversion with rear dormer and external cladding.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Angmering Parish Council - No objection.

No representations were received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built-up Area Boundary.

Within an area with potentially high groundwater levels.

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

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
-------	---

CONCLUSIONS

DESIGN AND VISUAL AMENITY

The application site comprises a two storey, end of terrace dwelling. Planning permission is sought for a loft conversion, including the addition of a rear dormer to create an additional bedroom and external cladding. The cladding would be erected to the first floor level of the front, side and rear elevations and the cheeks of the dormer.

The proposed dormer would be positioned on the rear (western) roof slope and would measure 5.2m in width and 4.9m in depth, with a flat roof height of approximately 2.9m. The dormer would be finished in vertical black cement board cladding.

A window is proposed within the rear elevation of the dormer. While the development would increase the bulk and massing of the host dwelling, the main roof ridge height would remain unchanged, and the dormer would not project beyond the original footprint of the dwelling. These factors help to minimise any potential visual impact and ensure compliance with the Arun Design Guide (ADG). It is also noted that a dormer of similar size and scale could be constructed under permitted development, albeit finished in external materials to match the host dwelling. Furthermore, there is an example of a flat roof rear dormer further along Fletcher Way, indicating that the proposal would not appear out of character within the street scene.

Additional fenestration would include three rooflights on the front (eastern) roof slope. These rooflights would be proportionate in scale and number, and would not result in harm to the visual amenity of the property. All proposed windows would be uPVC, matching the existing fenestration and maintaining visual consistency with the host dwelling.

The proposal also includes alterations to the external materials, introducing vertical black cement board cladding to the front (east), side (south), and rear (west) elevations at first floor level, as well as the cheeks of the proposed dormer. While existing properties in the street feature white cladding and a mix of brickwork, darker cladding is present within neighbouring streets, and given the variation within the street scene and wider area, the proposed material change is acceptable.

Overall, the proposal would not result in any harm to the character or appearance of the host dwelling, street scene or wider area, and as such, the proposed development would be in accordance with Arun Local Plan policies D DM1 and D DM4 and the Arun Design Guide (ADG).

RESIDENTIAL AMENITY

The proposed rear dormer would be contained within the existing rear roof slope of the host dwelling and would not result in any unacceptable overshadowing or overbearing impacts on neighbouring properties. A single window is proposed within the rear elevation of the dormer, providing an outlook over the host dwelling's rear garden. Given that the rear garden depth would remain approximately 10m and there are no dwellings located directly to the rear (west), the proposal would not result in harmful overlooking. While some views of neighbouring gardens would be available, these would be comparable to those achievable through a similar dormer constructed under permitted development. Therefore, the proposal would not result in unacceptable overlooking.

The proposed rooflights on the front (eastern) roof slope would serve the stairway and bedroom. Due to the separation distance of approximately 27m to the nearest neighbouring property and the outlook being primarily towards the parking area, these rooflights would not result in overlooking impacts.

The proposed development would not result in harm to neighbouring amenity, in accordance with Arun Local Plan policies D DM1 and D DM4.

SUMMARY

The proposal is in accordance with the relevant development plan policies. As such, it 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:

- Proposed Site and Location Plans
- Proposed Floor Plans
- Proposed Elevations
- Proposed Sections

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 identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.