

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

REF NO: A/32/21/HH

LOCATION: 40 Palmer Road
Angmering
BN16 4LN

PROPOSAL: Side hip to gable extension on West Elevation, a rear dormer on North Elevation, side porch on the West Elevation and 4 No. roof lights to the South Elevation.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

This application seeks to construct a side hip to gable extension on the west elevation, rear dormer to the north elevation, side porch on the west elevation and 4No. roof lights to the southern elevation.

The materials will be similar to those used on the dwelling. The walls will be constructed from tile hanging and on the gable wall there will be tile hanging, the porch walls will be formed of facing brickwork to match existing. The roof will be constructed of tiles to match the existing. The windows and doors will be the same as what is already existing.

RELEVANT SITE HISTORY

A/15/21/CLP Lawful development certificate for a Proposed side hip to gable extension on West Elevation, a rear dormer on North Elevation, side porch on the West Elevation and 4 No. roof lights to the South Elevation PP Not Required 08-03-21

Please see drawings for more information.

REPRESENTATIONS

No objection from Parish Council.
No representations from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

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 HD4 Materials

Angmering Neighbourhood Plan 2014 POLICY HD5 Built Form

PLANNING POLICY GUIDANCE:

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

CONCLUSIONS

PLANNING HISTORY

A/15/21/CLP is of relevance to this application. The CLP was approved for a proposed side hip to gable extension on West Elevation, a rear dormer on North Elevation, side porch on the West Elevation and 4 No. roof lights to the South Elevation on 08/03/21.

A/32/21/HH has been submitted to enlarge the dormer on the north elevation by an extra 0.64m in length and an increase in height by 0.5m. Everything else approved by A/15/21/CLP is the same as in this application.

PRINCIPLE

The key policies are D DM1 and D DM4 of the Arun Local Plan. Additionally, Policy 4 and 5 of the Angmering Neighbourhood Development Plan.

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.

Policy HD4 of the Angmering Neighbourhood Development plan seeks to ensure that development requiring planning permission which, by virtue of their materials, are inharmonious with the area, are refused.

Policy HD5 on the Angmering Neighbourhood Development Plan states that proposals should demonstrate their consideration of the proposal on its surrounding. This means that the proposed development should conform to the existing built form of the area, and constitute a positive addition to the current style, and mix. New development must integrate well with the character of the locality, and its landscape setting. Finally, it should not adversely impact upon the landscape setting, or any views in or out of the South Downs National Park.

DESIGN AND VISUAL AMENITY

The development will be situated at all elevations of the property and will be visible to the street scene of Palmer Road and the wider area, therefore meaning that it will have an impact on the character and appearance of the area.

The side hip to gable extension of the west elevation has a proposed total roof length to 12.82m, due to the hip to gable roof change. The materials used will be similar to the host dwelling the extension is considered to appear subservient to, and well integrated with the host dwelling.

The rear dormer on the north elevation is a common addition for a property in this area and can normally be constructed under Permitted Development rights by applying for a Certificate of Proposed Lawful Development (CLP). The proposed dormer will be 0.64m longer in length and 0.5m greater in height compared to what was approved under the CLP which is considered to be a limited and acceptable increase.

The height of the rear dormer will be 2.78m and length of 7.3m. There will be two windows located on the dormer at the rear elevation to the north, for use of a bedroom and bathroom. The dormer is of good design and the materials used are similar to the host dwelling, therefore appearing an acceptable addition to this property.

Within the CLP a hipped to gable extension on the west elevation was also approved. Although there are few hipped to gable extensions on Palmer Road, the use of materials to construct this proposal will match the host dwelling, resulting in this part of the proposal being of good design and well integrated.

The side porch will be located on the west elevation of the property and will measure 2.98m in height with a length of 2.09m, the porch will also be visible at the south and north elevation, there will be a window on the south and north elevation of the porch.

The rooflights on the southern elevation will be constructed on this elevation to provide light to the proposed dormer. The roof lights are 0.58m in length with a height of 0.55m. They are an acceptable addition to the southern elevation.

As a result this proposal is not considered to result in an adverse appearance on the street scene, or result in a harmful impact upon the host dwelling, and as such, is deemed to be in accordance with D DM1, D DM4(a), (b) and (e) of the Arun Local Plan and J.01 of the Arun Design Guide which outlines that built form and character varies considerably throughout the Arun District as a whole and within the settlement character areas identified in section C.06 of the design guide.

Also section M, referring to householder extensions. Extensions should respond to and complement the existing character and appearance of the building and wider townscape in terms of scale, massing. It is considered this is achieved, with the addition appearing well integrated and sympathetic in design to the host dwelling.

Section M of the design guide also states over dominant compositions on dormer should be avoided by ensuring that designs are a minor incident in the roof plane and made of sympathetic to the existing or original building materials. They are located symmetrically and centrally on a roof, without being overly dominant or out of proportion and/or style to the original structure. They are not located close to verges or hips and have gabled or flat lead roofs. They do not damage the original character and appearance of the building and its surrounding area and minimise interference to the original form, appearance and fabric of the original built structure. Whilst the dormer is significant it largely enjoys CLP approval and the increase in size proposed by this application is limited such that refusal would not be warranted.

RESIDENTIAL AMENITY

The proposal has significant boundaries, to the northern boundary there is 14.79m, at the east there is 2.22m, the south allows for a boundary of 12.19m and at the western boundary there is 0.7m. Although the boundary the western elevation is smaller than the other boundaries, the difference from the existing western boundary is 1.27m. There are no windows or openings at this elevation, therefore providing no harmful overshadowing or overbearing effects to the neighbour.

At southern elevation where the rooflights are proposed there will be no harmful overshadowing or overbearing effects to the southern neighbours at 31 Palmer Road, due to the significant boundary of 12.19m.

At the east and west elevations there are no openings such as windows and doors that would cause any harmful overlooking to any neighbours. The porch at the west elevation has no window, nor the hip to gable extension, so will not cause any harmful effects to the western neighbour.

The northern elevation where the rear dormer is located, there are two windows used as a bedroom and bathroom. The windows at these elevations will cause minimal overlooking or overbearing effects to the north. Due to there being no residential property as the land at the north as it's used as a recreation ground, there will be no overlooking or overbearing effects.

As such, the proposed development 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 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

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:
 - Proposed block plan 562-DPA-02
 - Proposed elevations 562-DPA-06
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 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.