

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

REF NO: A/85/22/HH

LOCATION: Cranford
Ham Manor Way
Angmering
BN16 4JQ

PROPOSAL: Hip to gable loft conversion with dormer to rear and conversion of garage to habitable use.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The proposal seeks to convert the loft space of the dwelling to habitable use, including two hip to gable roof extensions and a new box dormer. It also seeks to convert part of the garage into habitable accommodation.

REPRESENTATIONS

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
CSP1	C SP1 Countryside

[Angmering Neighbourhood Plan 2014 POLICY HD4](#) Materials

Angmering Neighbourhood Plan 2014 POLICY HD5 Built Form

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**PRINCIPLE**

The application site is situated outside of the built-up area boundary as defined by SD SP2 of the Arun Local Plan. 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 and HD4 and HD5 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. In this case the proposed 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.

Arun recently adopted a Design Guide which provides detailed guidance that will help raise design standards across the District. Developments should respond to the distinctiveness and characteristics of their surroundings in terms of scale, massing and materials, protect the amenities of occupants and neighbours and seek to minimise energy consumption and improve environmental performance. In this instance, a rear extension should also not negatively impact adjoining properties in terms of privacy and overshadowing and preserve rear amenity space to at least 10.5m in depth.

DESIGN AND VISUAL AMENITY

The host dwelling currently consists of a roof configuration which is hipped. It is proposed to extend the main bulk of the roof horizontally outwards to form a roof with gable-ends to each of the north-easterly and south-westerly elevations. This will then allow a box dormer to extend the full width of the roof to the rear.

The hip to gable alterations will be visible from the street. However, given their position behind a smaller front protrusion and by reason that the current design features of the host dwelling i.e., eaves and ridge height will be retained and that they are acceptable in that they are subservient and visually integrated with the host dwelling, they will not have a significant harmful impact on the character of the area generally.

The rear box dormer, by reason that it will appear well integrated with the host dwelling and as it is a subservient form of development, complies with policy.

The proposed garage extension is not visible externally, as such has no visual impact on the dwelling or surrounding area.

No new ground floor area is proposed as part of this application, as such the property will be maintained as a chalet bungalow on a plot comparable with others in the area, it will not compromise the spatial character of the area.

The application is 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

No new footprint is proposed as part of this application, as such all existing distances to shared boundaries are maintained.

The proposed development does not result in any significantly harmful impact overshadowing or overbearing impact upon the occupiers of neighbouring dwellings. This is due to the built form of the proposed being located within the existing footprint, where design guidance sees development as an effective use of the plot.

Regarding a loss of privacy, all proposed first floor fenestration will face towards the rear amenity space, which backs onto golf greens and does not result in any loss of privacy.

The application is in accordance with D DM1(3) and D DM4(c) of the Arun Local Plan and Part M of the Arun Design Guide.

SUMMARY

The proposed development accords with the relevant development 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.

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:

- Block Plan 6051/5
- Location Plan
- Proposed Elevations 6051/4
- Proposed Ground Floor Plan 6051/1
- Proposed First Floor Plan 6051/2

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.