

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

REF NO: A/98/26/HH

LOCATION: Grey Tiles
Ham Manor Way
Angmering
BN16 4JQ

PROPOSAL: Demolition of the existing detached single garage; erection of single-storey side and rear extensions; and construction of a new roof incorporating first-floor accommodation.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Angmering Parish Council did not object, but noted that the rooflights serving the first floor bedroom should not overlook neighbouring properties.

Two letters of objection have been received from nearby occupiers, raising concerns in regard to loss of light and overlooking. These issues have been assessed in the conclusions section below.

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)

[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
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CONCLUSIONS**DESIGN AND VISUAL AMENITY**

The site includes a detached bungalow on the south-east side of Ham Manor Way. The proposal is for rear and side extensions, following demolition of the garage, in addition to a replacement roof to create habitable space at first floor level.

Following removal of the garage, the replacement side extension would have a depth of 14.8m, equal to the depth of the existing dwelling. The side extension would have a crown roof, built to a height of 3.6m, more appropriate and sensitive to the character of nearby dwellings than the existing flat roof which it would replace. The north-eastern flank would be set in from the side boundary by 1m, compliant with Arun design Guide (ADG) advice for side extensions. As such, the proposed side extension would not result in harm to visual amenity.

The side extension on the south-west elevation would be set in by 1m from the side boundary, compliant for single storey side extensions as per the ADG. Similarly to the extension on the north-east elevation, the depth of the extension would be equal to that of the existing dwelling, squaring off the ground floor footprint. The single storey element, towards the rear of the south-western flank, would have a crown roof (incorporating a discretely sited skylight), resulting in a pleasing sense of continuity between the proposed side elevations in accordance with Angmering Neighbourhood Plan policy HD5. As such, the proposed side extension would not result in harm to visual amenity.

The two storey element of the side extension on the south-west elevation would match the form of the existing dwelling, using a barn-hip to link the gable to the ridge. However, given the side extension would be set in by 1m only, the first floor element of the extension would be in conflict with ADG guidance, which advises that first floor side extension should be set in from side boundaries by 2m. In this instance, considering that the two storey element of this extension would be set towards the front of the property and would reflect the form of the existing dwelling, there would be no undue harm to design or visual amenity.

To accommodate habitable first floor space and an amended roof form, it is proposed to increase the ridge height of the host dwelling by 1.2m, totalling 6.6m. Ham Manor Way exhibits dwellings of various heights and massing; the increase in ridge height would not be out of character with dwellings in the locality.

Other minor additions are proposed as part of the proposal, including a dormer on the front elevation, which would be set away from the eaves and have a pitched roof slope, appropriate for its context and setting. Front dormers are commonplace along Ham Manor Way and as such, there would be no harm to design or visual amenity. A small porch is also proposed; it would have a pitched roof and a depth of 0.7m, compliant with ADG advice. Grey Tiles benefits from a large front amenity space which the porch would not detract from, therefore resulting in no harm to design or visual amenity.

A total of five rooflights are proposed as part of the alterations to the roof. Three on the north-east roof slope and two on the south-west. Rooflights are not a common design feature along Ham Manor Way, however three rooflights can be seen on the rear elevation of the north-easterly neighbour. The rooflights are compliant with the ADG in that they are set relatively centrally within the site and on the roof slopes and would not result in an overconcentration.

The proposed materials would closely match the existing. However, the existing rendered gables are proposed to be tile hung; the use of tiles is established on site and can be seen on neighbouring dwellings, therefore are an appropriate, sympathetic choice. The proposed fenestration, at both ground and first floor level, are to be UPVC and would be of an appropriate siting and scale. The proposal is therefore in accordance with Angmering Neighbourhood Plan policy HD4.

The proposal is in accordance with Arun Local Plan policies D DM1 and D DM4 in regard to design and visual amenity.

NEIGHBOURING RESIDENTIAL AMENITY

The side extension on the north-east flank would be single storey, have pitched roof slopes which would

reduce any overbearing impacts on the adjacent neighbour and is set away from the side boundary by 1m. In addition, the extension would comply with the 45-degree rule, as described in the ADG, which protects against undue overshadowing impacts.

The side extension to the south-west elevation has a single storey element to the rear and a two storey element to the front. The single storey element would be equal in height to the side extension on the north-east elevation and, similarly, would have a crown roof and be set in from the side boundary by 1m. Consequently, there would be no undue harm by way of overbearing or overshadowing impacts.

The two storey element, as previously discussed, would be in conflict with the ADG in terms of distance to the side boundary. While no closer to the side boundary than the existing single storey element, the increase in bulk and height would result in limited overbearing impacts. However, given the existing form, and that fact that these impacts would be isolated to a singular window, there would not be undue harm to neighbouring amenity.

The proposed front dormer and porch would not result in harm by way of overbearing and overshadowing. The dormer would be modest and set away from the edge of the roof slope. The porch would be set well back from the highway and would be sited centrally on the front elevation.

In regard to overlooking, any resultant views available from the single storey elements of the proposal would be of the rear garden and highway, all of which would not result in harm and could be achieved from the existing dwelling.

Concerns have been raised by nearby occupiers in regard to overlooking from the proposed rooflights and south-west first floor window. The current first floor window is obscurely glazed; the proposed window would not be. As previously discussed, considering that the flank elevation, following the extensions, would be set in by only 1m and would be set towards the front of the property, only limited, oblique views would be available into the neighbouring garden and first floor window, resulting in no undue harm by way of overlooking.

Five roof lights are proposed to serve the new roof. Two of the roof lights on the north-east roof slope would serve the stairwell and ground floor, resulting in no harm by way of overlooking. The other three roof lights (1 on the north-east roof slope, two on the south-west) would all serve the bedroom. Amended plans have been submitted to slightly reduce the size of the rooflights. In any case, only oblique, limited views would be available and, given the use of the bedroom, there would be no undue harm by way of overlooking.

The views available from the proposed front dormer would be of the highway and frontages of neighbouring dwelling, all of which could be achieved from the highway or existing fenestration, resulting in no harm by way of overlooking.

The proposal is in accordance with Arun Local Plan policies D DM1 and D DM4 in regard to neighbouring residential amenity.

SUMMARY

The proposal is in accordance with relevant development plan policies and is therefore 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 and Block Plan 260030/ 06 B
Proposed Elevations 260030/ 05 A
Proposed Ground Floor Plan 260030/ 03 A
Proposed First Floor and Roof Plans 260030/ 04 B

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 NPPF.