

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

REF NO: BE/104/18/HH

LOCATION: 414 Chichester Road
Bersted
PO21 5DR

PROPOSAL: Loft conversion with new gable & dormer to rear.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The proposal seeks to construct a loft conversion with gable roof and the addition of a dormer to the rear. The application also seeks to construct a dropped kerb to form driveway access to the dwelling.

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Bersted Parish Council

Bersted Parish Council provided no objection to the application.
No representation received from nearby occupiers.

CONSULTATIONS

WSCC Strategic Planning

CONSULTATION RESPONSES RECEIVED:

WSCC - Full comments are available online, conditions and informatives to be included.

POLICY CONTEXT

Designation applicable to site:
Built up area boundary
Class A road

DEVELOPMENT PLAN POLICES

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
SDSP2	SD SP2 Built-up Area Boundary
DSP1	D SP1 Design

[Bersted Neighbourhood Plan 2014 Policy ES1](#) Design of new development

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS**PRINCIPLE**

The proposed development is situated within the built up area boundary where the principle of development is acceptable subject to accordance with the relevant development plan policies. The key policies considered are DDM1 and DDM4 of the Arun Local Plan.

Bersted has a 'made' Neighbourhood Plan with policy ES1 of relevance to the application.

The site is occupied by a semi-detached two storey property situated on a corner plot.

DESIGN AND VISUAL AMENITY

The proposal is situated to the front and rear of the dwelling and with the property located on a corner, it is visible from the wider street scene.

The proposal includes the alteration of the roof from a hip to a gable and a dormer to the rear. Due to the varied styles and designs of the properties within the surrounding area, this alteration is not considered out of character. The proposal appears well integrated with the host dwelling and will be constructed of materials to match the existing dwelling.

The development is considered to accord with DDM1 and DDM4 of the Arun Local Plan and ES1 of the Neighbourhood Plan.

RESIDENTIAL AMENITY

The proposal includes the construction of a dormer to the rear elevation. The dormer will have a depth of 3m and a height of 2.6m. It will extend around 5m along the rear of the dwelling. Whilst large, due to the design and siting of the dormer, it is not considered to appear overbearing upon neighbouring properties. As the property is located on a corner it is of a sufficient distance away from the neighbouring property to the south east and as a result of its siting, the hip to gable extension is also not considered overbearing.

There will be a Juliet balcony and window installed to the rear of the dormer. Whilst this may give rise to some overlooking to the neighbouring property to the north, it is not considered significant in which a refusal would be justified. The property located to the rear has a two storey extension to the side however there are no windows at this elevation and again the proposal is not likely to give rise to adverse overlooking upon this elevation.

SUMMARY

The proposed development is deemed to accord with the relevant development policies and as such is recommended for approval subject to the following conditions and informatives.

HUMAN RIGHTS ACT**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 Plans and Elevations - P10 rev A
- Block Plan/ Roof Plan - P01

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 of the Arun Local Plan.
- 3 No part of the development shall be first occupied until such time as the vehicular access serving the development has been constructed in accordance with the approved planning drawing.
Reasons: In the interests of road safety in accordance with DDM1 of the Arun Local Plan.
- 4 No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.
Reasons: To provide car-parking space for the use in accordance with DDM1 of the Arun Local Plan.
- 5 **INFORMATIVE:** The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover shall be granted. Additional information about the licence application process can be found at the following web page. <http://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossover-for-driveways-licence/>
Online applications can be made at the link below, alternatively please call 01243 642105.

<http://www.westsussex.gov.uk/roads-and-travel/highway-licence/dropped-kerbs-or-crossovers-for-driveways-licence/vehcile-crossover-dropped-kerb-construction-application-form/>.

- 6 **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.