

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

REF NO: BE/115/21/HH

LOCATION: 19 South Way
Bersted
PO21 5HB

PROPOSAL: Loft conversion to form new 2nd floor with roof alterations to form gable end.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a loft conversion to form new 2nd floor with roof alterations to form gable end.
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RELEVANT SITE HISTORY

BE/77/21/HH	Removal of 3 No existing lean-to structures & erection of single storey side & rear extensions, loft conversion to form new second floor with roof alterations to form gable end with rear dormer projection & detached outbuilding to be used as an annexe to the existing dwelling (resubmission following BE/37/21/HH).	Refused 08-07-21
BE/37/21/HH	Removal of 3 No existing lean-to structures, erection of single storey side & rear extension, loft conversion to form new 2nd floor with roof alterations to form gable end with rear dormer projection & detached outbuilding to be used as annexe to existing dwelling.	Refused 05-05-21

REPRESENTATIONS

Bersted Parish Council - No Objection.

5 letters of objection received from nearby occupiers (summary is below):

- Concerns that the property will be turned into an HMO
- Concerns about overdevelopment / overcrowding of the property
- Concerns over lack of parking available
- Concerns that the application will be used to enable piecemeal development to follow
- Highways safety
- Increased traffic generated from if it is an HMO
- Overlooking or loss of privacy for neighbouring properties

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Built-Up Area Boundary
Pagham Harbour Zone B

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

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

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**PRINCIPLE**

The key policies are D DM1 and D DM4 of the Arun Local Plan.

Bersted has a made Neighbourhood Development Plan with policy ES1 being of relevance to this application.

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.

SITE HISTORY

There has been two recent applications refused under BE/37/21/HH and BE/77/21/HH due to the height, length and siting and size of extension and annexe. These were considered to be overdevelopment resulting in an unneighbourly and unacceptable overbearing effect on the occupiers of 17 and 21 South Way contrary to policies D DM1 and D DM4 of the Arun Local Plan.

The new proposal is only for the loft conversion to form new 2nd floor with roof alterations to form gable end.

DESIGN AND VISUAL AMENITY

The dwelling is in an area of mixed character where there is a wide variety of dwelling styles, types and scales.

The proposed roof alterations to form gable end will extend north beyond roof ridge line by around 3.77m in length and approximately 3.64m in height (from roof eave to ridge) and are to be of similar materials to match existing. There will also be two new Velux style roof windows to front (west) roof plane.

The proposed loft conversion to form 2nd floor with roof alterations to form gable end will be highly visible from street scene due to being at front (west) roof plane. The roof alterations will add some bulk to front of property. However the roof extension follows at same ridge height as existing building roof and the pitch of roof angle forming gable end integrates with main dwelling roof angle so does not unacceptably harm the character of the area and so complies with D DM1 and D DM4 of the Arun Local Plan.

The proposed loft conversion will also include a new dormer window to rear (east) roof plane. Due to siting at rear (east) of property it is less visible from street scene or surrounding area so does not adversely harm street scene or character of area so complies with D DM1 of the Arun Local Plan.

The rear dormer will have a width of approximately 5.70m and a depth of approximately 2.56m. The height to top of flat roof will be approximately 2.34m. There will one new window (3 window panes) and one new window (1 window pane) to rear dormer elevation facing garden to rear (east).

The application also seeks to remove single storey extensions to side (north) and rear (east) elevations and conservatory to rear (east). There will be one new door and window to side (north) elevation and one new double door to rear (east) elevation facing garden.

Arun recently adopted a Design Guide. It states development should be subservient to main dwelling and this complies in terms of size and scale. It also states that roof alterations should not detract from the character and appearance of the dwelling or wider area in any case. Whilst the large flat-roofed box-shaped dormer is not favoured design, its position on roof is symmetrical and although is a large addition, due to it being at the rear it does not damage the original character and appearance of the building or its surrounding area. Additionally it could be done under permitted development due to the size and position of dormer to rear is located below existing building roof ridge line.

The proposed materials seem to match existing dwelling and comprise of Marley Cedral Cement Boarding in Grey Code No.18 to dormer elevations, tiles and felt roof materials to match existing, UPVC windows and doors so complies with policies D DM1 and D DM4 of the Arun Local Plan and ES1 of the BNP and the Design Guide.

RESIDENTIAL AMENITY

Due to siting of the proposed roof alterations to front (west) and side (north) roof plane there increased risk of overbearing or overshadowing effects to neighbouring property number 17 South Way to north however due to gap of around 3.25m remaining to north boundary and gap of around 4.40m between the extension and the neighbouring building there is no adverse harm to overbearing or overshadowing effects to neighbouring property to north.

Due to two new Velux style roof windows to front (west) roof plane there is increased risk to overlooking to neighbouring properties to west however due to gap of around 3.57m to front boundary and location of road there is no adverse harm to overlooking to neighbouring properties to west.

Due to the new proposed dormer to rear (east) there is some risk of overshadowing or overbearing effect to north however a gap of around 3.30m to side (north) boundary there is no adverse harm caused.

Due to the two new windows in dormer (3 window panes and 1 window pane) there is increased risk to overlooking to neighbouring properties to side (north) however due to neighbouring property to north set back there is no adverse harm to overlooking to north.

Due to large gap of around 21.33m remaining to rear (east) boundary there is no adverse harm to overlooking to properties to rear (east).

Due to the positioning of the dormer there is increased risk to overlooking to neighbouring property number 21 to south however due to the siting of dormer behind building line to south there is no adverse impact to overlooking to south so is acceptable.

Due to one new door and window to side (north) elevation there is increased risk to overlooking to neighbouring property number 17 to north however due to being at single storey the existing boundary fence to north restricts views and gap of around 2.77m to north boundary there is no adverse harm to overlooking to north so is acceptable.

Due to new double doors to rear (east) elevation to replace existing conservatory to east there is no increase to overlooking effects to rear (east) so is acceptable.

SUMMARY

The proposed development accords with the 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:

Location Plan, Block Plan and Proposed Ground Floor Plan Sheet 1 of 3
Proposed First and Second Floor Plans, Elevations and Roof Plan Sheet 2a of 3
Existing Floor Plans and Elevations Sheet 3 of 3

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policies D DM1 and D DM4 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.