

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

REF NO: BE/122/24/HH

LOCATION: 15 Wren Crescent
Bersted
PO22 9BZ

PROPOSAL: Loft conversion including rear dormer and front rooflights and alterations to fenestration.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Bersted Parish Council - No objection.

1 no. representation received from nearby occupier, key points highlighted below.

- This will proposed development will cause loss of privacy, enabling to see into the living room of bungalow at 20 Van Gogh Place.
- This proposed extension is not in keeping with the other adjacent properties.

Comments noted and addressed in the conclusions section.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Within an area with potentially high groundwater levels.
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)

[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

DESIGN AND VISUAL AMENITY

The site is a semi-detached bungalow along Wren Crescent. The application seeks permission for a loft conversion including rear dormer and front rooflights and alterations to fenestration. The proposed development would result in an increase in the bulk of the roof of the dwelling. The proposed rooflights would be visible from the street scene and views of the rear dormer would be available from the adjacent street, Van Gogh Place.

The proposed loft conversion would create habitable space at first floor level. However, a similar development of a dormer of a similar size and scale and front rooflights could be achieved under permitted development. Furthermore, the proposed dormer would be set down from the original roof ridge height and would not reduce the separation distance between the host dwelling and the neighbours to the west. The rear dormer would not be visually subservient, integrated, nor a minor addition to the existing roof slope, however given the siting of this element, and that a similar dormer could be achieved under permitted development, the rear dormer is acceptable in this regard.

The rear dormer would measure approx. 3.9m in depth, 5.6m in width and 2.2m in height. Two windows are proposed (white uPVC) to the west (rear) elevation. The walls of the dormer are to be clad with tile hanging to match existing and the flat roof is to be of felt or EPDM. The windows are to be of white uPVC.

The development would alter the original character of the property, however the main roof ridge height is retained, and the development would not project beyond the original footprint of the property which helps to minimise any visual harm upon the locality, which complies with the Arun Design Guide.

Given that a rear dormer of a comparable size and scale could be constructed under permitted development, the proposed development would be acceptable in this case. Overall, the proposed works would alter the character of the property, but it is noted that the area features dwellings with both rear and front dormers such that the proposed works would not appear out of character within the street scene.

In design and visual amenity terms, the proposal is in accordance with relevant Development Plan policies D DM1 and D DM4 of the Arun Local Plan (ALP).

RESIDENTIAL AMENITY

Part M of the ADG states householder extensions should protect neighbouring amenity in terms of privacy and overshadowing, considering the positioning of neighbouring buildings and respond to existing elevations through the size and positioning of doors and windows.

The proposed rear dormer would be contained within the existing rear roof slope of the host dwelling and would not result in overshadowing or overbearing impacts to neighbouring properties.

The windows proposed in the west (rear) facing roof plane of the extension would look onto the rear garden amenity and would be set back from the rear boundary fence by approx. 7m. Whilst views of neighbouring gardens and property would be available, these views would not be dissimilar to those which could be achieved via constructing a rear dormer under permitted development. Therefore, the proposed dormer is acceptable in this regard. A window is proposed at first floor level within the northern flank gable end. The submitted plans indicate that this window would serve a bathroom and would be obscurely glazed. Given the relationship between the host dwelling and the neighbour to the north, a condition is attached to require this window to be obscurely glazed and non-openable below 1.7m above

internal floor level, to prevent unacceptable overlooking from occurring.

The development would not result in adverse harm on residential amenity and is therefore in accordance with Part M of Arun Design Guide and policy D DM4 of the Arun Local Plan.

SUMMARY

The proposal is in accordance 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.

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:

Existing & Proposed Plans & Elevations 001P REVB.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policy D DM1.

- 3 The first floor window within the northern flank elevation of the building shall at all times be glazed with obscured glass to a level equivalent to Pilkington Level 3 or nearest equivalent standard and be non-openable below 1.7m above finished floor level. This arrangement shall be permanently retained thereafter.

Reason: To protect the amenities and privacy of the adjoining property in accordance with Arun Local Plan policies D DM1 and QE SP1.

- 4 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).

- 5 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 identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.