

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

REF NO: BE/149/21/HH

LOCATION: 37 Central Avenue
Bersted
PO21 5HT

PROPOSAL: Hip to gable loft conversion with the installation of 1 x rear dormer

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a hip to gable loft conversion with the installation of 1 x rear dormer.
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REPRESENTATIONS

Bersted Parish Council - No Objection.

No representations received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Built Up Area Boundary
2km Buffer for Site of Special Scientific Interest
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. Additionally Section M of the Arun Design Guide relates to residential extensions is relevant.

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

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.

DESIGN AND VISUAL AMENITY

The property is a two storey semi-detached dwelling to north of Central Avenue. It is constructed of brick with a hipped roof. The neighbouring properties are 35 to east and 39 Central Avenue to west. To the north properties are set back by gardens. The surrounding area is residential in character.

The proposals are for a hip to gable loft conversion with installation of 1 x rear dormer.

The gable end to front is highly visible from street scene. However the gable end design integrates with existing dwelling and does not adversely impact character of surrounding area due to there being a mix of designs within street scene so complies with policy D DM1 of the Arun Local Plan.

Also some hip to gable loft conversions can be done under Permitted Development dependent on the size and materials used so is acceptable.

The proposal retains 16.1m to the north, 5.79m to the south and 2.60m to the west boundary.

The hip to gable loft conversion will form a new bedroom and bathroom at second floor. There will be three new roof windows to front (south) second floor roof plane.

The new dormer will be sited to the rear (north) elevation at second floor. It will measure approximately 4.80m wide x 3.25m deep x 2.50m high. It will contain one window (2 window panes) to rear (north) elevation.

Arun recently adopted a Design Guide. It states development should be subservient to the main dwelling. Whilst the hip to gable loft conversion is a large addition, it integrates with the existing dwelling and set back from the street scene by around 5.79m so is acceptable.

It states roof extensions should be located in discreet positions on rear elevations wherever possible. Whilst the proposal to front does not comply, it does not detract from the character or appearance of the dwelling or wider area so is acceptable.

It states small scale dormer windows with pitched roofs are favoured over large, flat box-shaped designs. Whilst the large box shape dormer to rear does not comply, a similar one could be done under Permitted Development dependent on the size and materials used so is acceptable.

It also states that when extensions include roof lights, these should maintain the privacy of neighbouring properties. Rooflights should be used sparingly, discreetly, and centred on the roof. Rooflights will not generally be permitted on the principal roof elevation (usually the front elevation). Whilst the rooflights to

front do not comply they are set back from front boundary and are symmetrical in design so do not cause adverse harm.

The proposed materials seem to match existing dwelling and consist of plain concrete roof tiles to match existing, walls of plain tile hanging or cement based 'New England' style boarding to dormer cheeks and gable end, and white UPVC doubled glazed windows and doors so complies with policies D DM1 and D DM4 of the Arun Local Plan, ES1 of the Neighbourhood Plan and the Design Guide.

Due to the siting and design, the proposal is not considered to adversely impact the spatial pattern of character of the area and accord with D DM1 and D DM4 of the Arun Local Plan, ES1 of the NP and the Design Guide.

RESIDENTIAL AMENITY

The hip to gable loft conversion will be no add no additional height to the roof ridge line but the change of roof shape from hip to gable end will affect neighbouring amenity to west no 39 Central Avenue. However there is around 2.60m retained to the western boundary and 3.87m to the neighbouring property so the impact on overshadowing or overbearing effects is reduced so is acceptable.

The three new roof windows to front (south) will not impact neighbouring amenity due to location of road to south separating properties to south so is acceptable.

The new dormer to rear (north) at second floor will increase risk of overlooking to neighbouring properties to rear (north) however large gap of around 16.1m retained to rear boundary and existing windows to rear first floor it will not cause adverse additional impact on overlooking to neighbouring amenity so complies.

The proposal is not considered to result in adverse harm upon amenity by way of overbearing, overlooking or overshadowing and accord with D DM1 and D DM4 of the Arun Local Plan and ES1 of the NP.

SUMMARY

The proposed development accords with the relevant development plan policies and 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 and Site Plans Rev -
Existing Elevations Rev -
Existing First Floor Plan Rev -
Existing Ground Floor Plan Rev -
Proposed First Floor Plan Rev -
Proposed Second Floor Plan Rev -
Proposed Elevations Rev -

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.