

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

REF NO: BE/36/18/HH

LOCATION: 52 Stroud Green Drive
Bersted
PO21 5TJ

PROPOSAL: Dormer roof extensions to front & rear elevations.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposal is to construct a half width front dormer with a flat roof 3.4 metres in width, 1.3 metres in height on the western half of the roof set back 1.7 metres from the eaves of the property, In addition a full width dormer at the rear of the property 5.9 metres in width, projecting 3 metres from the width, 2 metres in height just below the ridge height. This rear dormer could be constructed under permitted development rights.
SITE AREA	N/a.
TOPOGRAPHY	Predominantly flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Open plan to front, 1.8 metre close boarded fence to the rear.
SITE CHARACTERISTICS	A bungalow with a concrete tiled roof and red facing bricks.
CHARACTER OF LOCALITY	A residential estate of identical bungalows of which there are a few examples of dormers to the front roof including at 44 Stroud Green Drive 2 doors down from the applicant's property.

RELEVANT SITE HISTORY

BE/146/85	Car Port	ApproveConditionally 25-11-85
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Noted

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Bersted Parish Council
No objection.

No comments received from neighbouring properties.

COMMENTS ON REPRESENTATIONS RECEIVED:

Noted.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

None

COMMENTS ON CONSULTATION RESPONSES:

N/a.

POLICY CONTEXT

Designation applicable to site:
ADOPTED LOC PLN

DEVELOPMENT PLAN POLICES

[Arun District Local Plan \(2003\):](#)

GEN2	Built-up Area Boundary
GEN7	The Form of New Development
GEN12	Parking in New Development
DEV19	Extensions to existing residential buildings

[Publication Version of the Local Plan \(October 2014\):](#)

SD SP2	Built -Up Area Boundary
D DM1	Aspects of Form and Design Quality
D DM4	Extensions & Alterations to Existing Buildings

[Bersted Neighbourhood Plan 2014 Policy ES1](#)

Design of new development

Bersted Neighbourhood Plan 2014 Policy HDQ8

Car parking

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

POLICY COMMENTARY

The Development Plan consists of the Arun District Local Plan 2003, Modified - Arun Local Plan - January 2018 Consultation Version, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

The Arun District Local Plan 2011-2031 (Publication Version) October 2014 and supporting documents were submitted for independent examination on 30 January 2015. A number of Main Modifications to the

Arun District Local Plan 2011-2031 (Publication Version) October 2014 were approved by the Council on 22nd March 2017. Consultation and a further examination in public has taken place. The examination was completed in September 2017. The Main Modifications have been amalgamated with the Arun District Local Plan 2011-2031 (Publication Version) October 2014 to form the 'Modified - Arun Local Plan (2011-2031) - January 2018 Consultation Version' which was out for public consultation over a six week period starting on Friday 12 January 2018 until 5pm on Friday 23 February 2018.

In conclusion the emerging Local Plan, the 'Modified Arun Local Plan - January 2018 - Consultation Version', is at a very advanced stage and carries significant weight.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

The Neighbourhood Development Plan

Where applicable, Neighbourhood Development Plan's (more commonly known as a neighbourhood plan or NDP), once made by Arun District Council, will form part of the statutory local development plan for the relevant designated neighbourhood area. Whilst an NDP is under preparation it will afford little weight in the determination of planning applications. Its status will however gain more weight as a material consideration the closer it is towards it being made. Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation (Reg.14).

Made Plans in Arun District Council's Local Planning Authority Area are: Aldingbourne; Angmering; Arundel; Barnham & Eastergate; Bersted; Bognor Regis; Clymping; East Preston; Felpham; Ferring; Kingston; Littlehampton; Rustington; Walberton; Yapton.

Policy ES1 and HDQ8 of the Bersted Neighbourhood Plan is considered relevant to this application.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

The proposed development is located within the built up area boundary and as such is acceptable in principle provided it accords with the relevant development plan policies which in this case include policy GEN 7 and DEV 19 of the Arun District Local Plan and policies ES1 and HDQ8 of the Bersted Neighbourhood Plan.

DESIGN AND VISUAL AMENITY

The proposed front dormer is considered to be reasonably sympathetic to the existing dwellinghouse in appearance and would not be out of character on the estate of similar bungalows given that other bungalows have a similar front dormer extension provided the dormer is constructed of materials to match which would be subject to a planning condition in the event of approval of this application.

The proposed front dormer is of a relatively small size and scale given the overall roof size of the front roof to the bungalow and is therefore considered to be subservient to the main dwelling house.

The proposed front and rear dormers are considered to comply with policy DEV 19 and GEN 7 of the Arun District Local Plan and policy ES1 of the Bersted Neighbourhood Plan.

RESIDENTIAL AMENITY

The proposed dormers would not directly overlook or look toward any neighbouring properties windows and would not cause an overbearing impact from neighbouring habitable room windows nor cause a loss of light and is therefore considered to comply with policy GEN 7 and DEV 19 of the Arun District Local Plan.

PARKING

The proposed development would not impact upon the available parking on the driveway or car port of the existing property and is therefore considered to comply with policy HDQ8 of the Bersted Neighbourhood Plan and policy GEN 12 of the Arun District Local Plan.

The proposed development is considered to comply with the Local Development Plan and is recommended for approval subject to the following conditions;

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;

Dwg.no. 250/03 - Proposed Plans received on 20/03/2018.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DEV 19 and GEN 7 of the Arun District Local Plan.

- 3 The materials and finishes of the external walls of the dormer extensions hereby permitted shall match in colour and texture those of the roof of the existing building and the window frames of the dormers shall match in colour and texture those of the windows of the existing dwelling house at ground floor level.

Reason: In the interests of amenity in accordance with policies GEN7 and DEV19 of the Arun District Local Plan and policy ES1 of the Bersted Neighbourhood Plan.

- 4 **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.