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

REF NO: BE/50/19/HH

LOCATION: 22 Clydesdale Gardens
Bersted
PO22 9BE

PROPOSAL: **Rear dormer and enlargement of barn end (reducing hipped end) to improve headroom for loft conversion. This application affects the character and appearance of the North Bersted Conservation Area.**

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

The application seeks to reduce construct a dormer to the rear elevation which will also involve an alteration to the roof which will reduce the barn end.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Bersted Parish Council

Bersted Parish Council provided no objection to the application.

No representation received from nearby occupiers.

Conservation Area Advisory Committee provided as objection
- The drawings are not clear enough to establish if there is an impact on the Conservation Area.

CONSULTATIONS

Engineers (Drainage)

Conservation Officer

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
Built up area boundary
Conservation Area.

DEVELOPMENT PLAN POLICES

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)
SDSP2	SD SP2 Built-up Area Boundary
DSP1	D SP1 Design
HERDM3	HER DM3 Conservation Areas

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 relevant development plan policies. As stated in SDSP2 the key policies considered are D DM1 and D DM4 of the Arun Local Plan.

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

DESIGN AND VISUAL AMENITY
The proposal will construct a dormer to the rear elevation and whilst dormers are not common with the area due to its siting at the rear it is unlikely to be visible from the wider area. In order to increase the internal height of the roof space the barn end will be slightly reduced in length with this aspect of the proposal visible from the street scene.

The dwellings are similar in appearance however with varied roof types with the houses staggered along the road frontage. The host dwelling forms an end of terrace property. The neighbouring dwelling to the north has a gable roof and therefore the alteration is not considered to result in the dwelling appearing out of character with the area.

The barn end will reduce in size from approximately 3.1 to 2m and therefore the change is modest.
The alteration is not considered to impact upon the spatial pattern or character of the street scene and accord with DDM1 and DDM4 of the Arun Local Plan.

RESIDENTIAL AMENITY
The dormer to the rear will have a flat roof to a height and depth of approximately of 2.5m. To the rear of the property there is a parking area and therefore the proposal is not considered to provide any adverse overlooking with no neighbours to the rear and no direct views into neighbouring properties. There is also sufficient separation to the north at approximately 4m.

The alteration to the barn end as a result of the modest change and its siting is not considered to impact upon neighbouring amenity. Two velux will be positioned to the front roof slope however these would fall within permitted development.

The proposal is not deemed to impact upon neighbouring amenity by way of overbearing, overshadowing or overlooking and accord with DDM1 and DDM4 of the Arun Local Plan.

CONSERVATION AREA

Para 190 requires the LPA to consider the significance of the impact upon that heritage asset. As a result of the siting of the dormer in such it is not visible from the street scene and the modest scale of the barn end reduction it is considered to have no harm to the significance of the asset and is considered to preserve the appearance of the Conservation Area in accordance with HERDM3 of the Arun Local Plan.

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

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 Block Plan - ANNAN/04
- Plans and Elevations - ANNAN/02 r3

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 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.