

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

REF NO: BE/56/20/HH

LOCATION: Beech Cottage
99A North Bersted Street
Bersted
PO22 9AF

PROPOSAL: Conversion of roofspace to habitable use to include 2 x front dormers, 1 x rear dormer and 2 x front rooflights. This application may affect the setting of a Listed Building.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to convert the roofspace for habitable accommodation and construct dormers to the front and rear elevation.
----------------------------	---

RELEVANT SITE HISTORY

BE/55/18/PL	Erection of double garage (resubmission following BE/15/17/PL). This application affects the setting of a listed building & may affect the character & appearance of the North Bersted Conservation Area.	ApproveConditionally 10-09-18
BE/14/17/PL	Variation of condition 2 imposed under BE/133/16/PL relating to approved plans. This application affects the setting of a Listed Building & affects the character & appearance of the North Bersted Conservation Area.	ApproveConditionally 12-05-17
BE/15/17/PL	Double garage (revised scheme following BE/133/16/PL). This application affects the setting of a Listed Building & affects the character & appearance of the North Bersted Conservaton Area.	Refused 11-05-17
		Appeal: Dismissed 28-09-17
BE/133/16/PL	1 No. dwelling. This application affects the setting of a Listed Building, the character & appearance of the North Bersted Conservation Area & is a Departure from the Development Plan.	App Cond with S106 01-12-16

REPRESENTATIONS

No Objection.

No representation received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Built up area boundary

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

CONCLUSIONS**PRINCIPLE**

The key policies considered are D DM1 and D DM4 of the Arun Local Plan. Bersted have a made Neighbourhood Plan with policy ES1 of relevance to the application. The proposal complies with this policy.

DESIGN AND VISUAL AMENITY

The property is set back from the street scene which is accessed by a private road. Due to the siting of the dwelling, there are no views from the wider area.

The dormers proposed are modest in size and sit comfortably within the roof slope. Materials proposed will match existing to ensure it appears well integrated and subservient to the host dwelling.

Due to its siting of the property, with no viewpoints from the wider area, it is not deemed to adversely impact upon the character of the area and accord with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The proposal will construct three dormers with 2 to the front elevation which faces north west and 1 to the rear of the property.

The dormers to the front elevation have a height and width of 2.4m, with a depth of 2.85m. The dormer to the rear is slightly smaller. There will also be 2 rooflights to the front elevation.

The property has sufficient planting surrounding all boundaries and with no nearby neighbouring properties the development is not considered to result in adverse overbearing or overshadowing.

There are no properties to the north west of the property and therefore the front facing dormers and rooflights will not give rise to adverse overlooking. The dormer to the rear will serve a bathroom and the property to the south east at No 99 is located sufficient distance away in such that there will be no direct views into the property. However, the dormer may give rise to views over the rear garden and as such will be conditioned to remain obscured glazed as demonstrated on the plan.

Due to the siting of the proposal, it is not considered to harm amenity by way of overbearing, overshadowing or overlooking and accord with D DM1 and D DM4 of the Arun Local Plan.

IMPACT ON LISTED BUILDINGS

The listed building is located to the south west of the property. Para 190 requires the LPA to consider the significance of the impact upon that heritage asset. The proposal has limited impact on the significance of the heritage asset as a result of the proposal being some 70m away from the asset and results in no harm.

SUMMARY

The proposed development is deemed to accord 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.

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
- Proposed Site Plan - 13
 - Proposed Elevation - 17
 - Proposed Ground Floor Plan - 18
 - Proposed First Floor Plan - 1
- Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 of the Arun Local Plan.
- 3 The materials and finishes of the external walls and roof of the building hereby permitted shall match in colour and texture those of the existing building.
- Reason: In the interests of amenity in accordance with policies D DM1 of the Arun Local Plan.
- 4 The dormer window on the south east elevation of the building shall at all times be glazed with obscured glass and only openable at a high level, at least 1.7m above finished floor level.
- Reason: To protect the amenities and privacy of the adjoining property in accordance with policies D DM1 of the Arun Local Plan.
- 5 **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.