

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

REF NO: BE/75/19/HH

LOCATION: 5 Finch Gardens
Bersted
PO22 9EQ

PROPOSAL: Loft conversion to form new 2nd floor with front dormer projection.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a dormer to the front of the dwelling.
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REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Bersted Parish Council

No objection.

No representation received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:

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)
SDSP2	SD SP2 Built-up Area Boundary
DSP1	D SP1 Design

Bersted Neighbourhood Plan 2014 Policy ES1	Design of new development
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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.

The application only relates to the south facing dormer.

DESIGN AND VISUAL AMENITY

The proposal will be situated to the principal elevation of the dwelling and will therefore be visible from the street scene.

The addition will alter the appearance of the dwelling within the street scene however it is not considered to appear as an unduly dominant feature. Whilst dormers are not common within the vicinity, there is 1 nearby example and therefore it cannot be considered wholly out of character and as such is not considered to adversely impact upon the spatial pattern or appearance of the street scene.

The proposal is deemed to accord with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The dormer will have a pitched roof and will have a max height of 2m with a width of 3.1m and a depth of 3.65m.

Due to the siting of the development to the front of the property, the proposal is not considered to result in an adverse overbearing or overshadowing impact. Additional views from the installation of a window would be over the street scene.

As a result of its siting and design, the proposal is not deemed to result in adverse harm upon neighbouring amenity by way of overbearing, overshadowing or overlooking and accord with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord with the relevant development plan policies and as such is recommended for approval subject to 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 Elevations , Floor Plans and Location/Block Plan - Sheet 1 of 3
 - Existing and Proposed Roof Plan - Sheet 3 of 3
 - Proposed 2nd Floor Plan - Sheet 2 of 3

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 **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.