

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

REF NO: BE/76/21/HH

LOCATION: 111 Stroud Green Drive
Bersted
PO21 5SZ

PROPOSAL: Loft conversion with 2 x front dormers and 1 x rear dormer with juliet balcony and alterations to fenestration/openings

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Bersted Parish Council: No objection

No representations from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
2km Buffer for Site of Special Scientific Interest
Pagham harbour Zone B
Within the Built Up Area Boundary
Strategic Housing Site Allocation
Area of Special Control (Adverts)
Tree Preservation Orders

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:

NPPDG	National Design Guide
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13 Arun District Design Guide (SPD) January 2021

CONCLUSIONS**PRINCIPLE**

The key policies are D DM1 and D DM4 of the Arun Local Plan. The Pagham Village Design Statement places the application in the Kings Beach Estate as such development criteria specify new or replacement buildings or extensions should not vary significantly in height or bulk from those nearby. Additionally, Section M of the Arun Design Guide discusses residential extensions.

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.

Policy ES1 of the Bersted Neighbourhood Development Plan is of relevance.

Section M of the Arun Design Guide relates to residential extensions, setting out criteria to which the proposed extensions should meet. These predominantly seek to ensure that the proposal appropriately relates to the host dwelling and the area.

DESIGN AND VISUAL AMENITY

The property is located in an area of mixed character with multiple different styles of dwellings. The property is a single storey detached dwelling and seeks to construct two dormers to the front elevation of the dwelling which will consist of pitched roofs and a flat roofed dormer to the rear.

The surrounding properties are mixed in appearance and the dormer is not considered to appear unduly dominant, with the dormers set back around 1m from the front elevation.

The dormers will have hanging tiles to match the host dwelling and will have a flat roof 0.8m below the pitch height of the dwellinghouse.

The Arun Design Guide explains in section M that alterations to a dwelling should compliment the character and appearance of the building and wider landscape. With other dwellings in the locality having dormers to the front the scheme is not considered to be out of character with the area. As well as design guide specifies to the front of properties proposals should avoid large, flat topped alterations which this proposal now does not have. Page 119 of the Arun Design Guide states:- "Alterations to the roof profile should not detract from the character and appearance of the dwelling or wider area in any case. This can be achieved through smaller scale dormer windows with pitched roofs which, when used in combination, tend to be more successful than single, large flat-roofed box-shaped dormers." The front dormers now comply with this approach.

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.

RESIDENTIAL AMENITY

The dormers will be located to the front and rear elevations. These will have a height of around 2.8m and

a depth of 3m. To the rear there will be one larger dormer which will have a width of approximately 6.65m. To the front there will be two smaller dormers which will both have a width of approximately 1.8m.

The proposal includes a dormer and conversion of the roof space to habitable use. The dormer whilst being a large addition it could fall under the permitted development rights of the property where they could be erected without requiring an application. Whilst there are some views into the neighbouring property there is not considered to be an unacceptable level achieved as such it is considered to comply with the relevant policies in D DM1 and D Dm4 of the Arun Local Plan.

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.

SUMMARY

The proposed development is deemed to accord with 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.

CIL DETAILS

This application is not CIL Liable.

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 Plans
 - East Elevations
 - Existing Plans
 - Location and Block Plan

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.