

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

REF NO: BN/56/21/HH

LOCATION: 6 Nursery Close
Barnham
PO22 0JY

PROPOSAL: Loft conversion with side dormer

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a loft conversion with the addition of one dormer.

RELEVANT SITE HISTORY

BN/27/21/CLP	Lawful Development Certificate for a Proposed loft conversion with side dormer	PP Not Required 21-04-21
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REPRESENTATIONS

Barnham and Eastergate provided no objection.

No representation received from nearby occupiers.

CONSULTATIONS**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

[Barnham & Eastergate Neighbourhood Plan 2014](#) Quality of design
[POLICY ES5](#)

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
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CONCLUSIONS**PRINCIPLE**

The key policies considered are D DM1 and D DM4 of the Arun Local Plan.

Barnham and Eastergate have a made Neighbourhood Plan with policy ES5 of relevance to the application. The proposal complies with the policy.

A CLP was approved in April for a dormer, the same as proposed however this application seeks consent for the dormer to be constructed without obscured glazing.

DESIGN AND VISUAL AMENITY

The dormer will run along the full roof slope to the northern side and due to its siting, it is will be visible from the wider area.

It will have a height of 1.4m and a depth of 2.5m retaining 2.5m to the eaves. It is therefore modest in size.

Materials consist of tile hanging which match the existing roof material, ensuring it appears well integrated with the host dwelling.

Arun Council have recently adopted a Design Guide which seeks to raise design in the district. The proposal is considered to comply with this in such that the scale and massing of the proposal is appropriate to the dwelling and area. The size and shape of the dormer conflicts with Part M of the design guide - however given the permitted development and existing CLP a refusal is not justified.

Dormers are not common in the vicinity, however due to its modest size it does not appear unduly dominant upon the roof slope or excessive in size. The size of the dormer also falls within permitted development and is therefore acceptable and accords with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The dormer will face towards the north east elevation, which features a grassed verge. Due to its siting, with sufficient separation to nearby occupiers, the addition will not result in adverse overbearing or overshadowing.

There will be 4 windows serving the dormer which overlook this elevation. With no immediate neighbours to the north east, the addition of windows will not give rise to adverse overlooking.

As a result of the modest design and siting of the dormer, the development will not give rise to adverse harm 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 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 - 008
 - Ground Floor Proposed - 003
 - Loft Plan Proposed - 004
 - Roof Plans - 005
 - Proposed Elevations - 007

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.