

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

REF NO: CM/37/25/HH

LOCATION: Elms Paddock
Horsemere Green Lane
Climping
BN17 5QZ

PROPOSAL: Rear dormer.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

RELEVANT SITE HISTORY

CM/40/22/HH	Single storey front/side extension, rear infill extension and addition of a first floor to include 2 x front dormers and balcony.	ApproveConditionally 19-10-22
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REPRESENTATIONS

Climping Parish Council - No response received.

No representations from nearby occupiers.

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions and alter to exist builds (res and non-res)

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**PLANNING HISTORY**

This application follows on from a previous approval in 2022 (CM/40/22/HH) for a single storey front/side

extension, rear infill extension and addition of a first floor to include two front dormers and balcony.

DESIGN AND VISUAL AMENITY

The site is a large plot and contains a two storey dwelling, generous side and rear amenity areas and three outbuildings. This application seeks planning permission for a rear dormer adjoining both the east and north facing roof slopes, with a crown roof. The works would not be visible from Horsemere Green Lane.

The proposed dormer would be 6.3m wide, have a maximum depth of 3.7m and a height of 2.6m. The pitch of the dormer would match that of the existing roof. There is a window proposed on the north (rear) elevation which would serve the dressing room. The proposed dormer would be situated within the existing rear roof profile and would be centrally located, in line with Part M of the Arun Design Guide (ADG). The dormer would be finished in grey slate tiles on the roof and black composite cladding on the dormer cheeks to match the existing and would integrate well with the host dwelling. To ensure this integration, the proposed external materials would be conditioned to match the host dwelling. The dormer would be set down from the ridge by 0.5m, set up from the eaves by 0.45m and is set in from the eastern flank by 5.2m. Subsequently, the dormer would be a subservient addition to the existing dwelling and is in accordance with Arun Local Plan (ALP) policies D DM1 and D DM4.

The proposal would not result in harm to the character and visual amenity of the dwelling or the surrounding area in accordance with Arun Local Plan policies D DM1 and D DM4.

NEIGHBOURING RESIDENTIAL AMENITY

The host dwelling has one neighbour immediately to the east. The neighbouring dwelling is set forward from the host dwelling and benefits from a large rear garden.

The proposed dormer would sit within the existing roof profile, would be set down from the ridge by 0.5m and would be set in from the eastern flank by 5.2m. Further to this, the dormer would be 19.5m away from the site boundary. As such, there will be no impact on neighbours by way of overbearing or overshadowing.

The proposed dormer would have one window on the north elevation. Limited, oblique views of the rear garden at The Laurels, which borders the host dwelling to the east, could be available although these would be effectively screened by mature trees and would not result in any harmful overlooking. There is an industrial estate approximately 44m to the rear of the proposed dormer which would not suffer any undue overlooking effects.

As there are no harmful impacts on neighbouring residential amenity, the proposal is in accordance with policies D DM1 and D DM4 of the ALP. For this reason, the proposal also complies with Part M of the Arun Design Guide.

SUMMARY

The proposed development is in accordance 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

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:

 - Site and Location Plans CND35_SK02 B
 - Plans and Elevations as Proposed CND35_SK01 D
Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policies D DM1 and D DM4.
- 3 The materials and finishes of the external walls and roof of the rear dormer hereby permitted shall match in colour and texture with those of the existing building.

Reason: In the interests of amenity in accordance with Arun Local Plan policies D DM1 and D DM4.
- 4 Based on the information available, this permission is exempt from the requirement to provide a biodiversity gain plan under Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990. The following exemption applies:

This planning permission is for development which is a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Reason: In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).

- 5 **INFORMATIVE:** Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the NPPF.