

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

REF NO: EP/80/26/HH

LOCATION: Copperwick
5 South View
East Preston
BN16 1PX

PROPOSAL: Loft conversion and internal alterations with the installation of solar panels and alterations to fenestration.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

East Preston Parish Council - No objection.

No representations were received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Within an area with potentially high ground water.

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 and alter to exist builds (res and non-res)
ECCDM1	ECC DM1 Renewable Energy

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

DESIGN AND VISUAL AMENITY

The site comprises a detached bungalow. Planning permission is sought for a loft conversion, the installation of solar panels, alterations to fenestration, and internal reconfiguration.

The existing loft space would be converted to habitable accommodation to provide additional living space. There would be no increase in the ridge height, and the only external changes required to facilitate the conversion would be alterations to the fenestration. External materials would comprise facing brickwork and render at ground-floor level, with weatherboarding at first-floor level. The proposal would therefore preserve the character and appearance of both the host dwelling and the surrounding area, in accordance with the Arun Design Guide (ADG).

The loft conversion would include a Juliet balcony on the front (south) elevation, three Velux rooflights in each side roof slope, and a three-pane casement window on the rear (north) elevation.

Additional fenestration alterations would include the installation of a new patio door on the side (east) elevation, replacing an existing window and patio doors. On the side (west) elevation, a patio door would be installed with a sash window and a horizontal window. These alterations would be confined to the ground floor and would reflect the scale and appearance of the existing openings. As such, they would be visually acceptable.

The proposal also includes the installation of 24 solar panels mounted on both roof slopes of the pitched roof. The panels would project approximately 0.15m from the roof plane and would be partially visible from the public realm. Significant weight is attached to the sustainability benefits associated with renewable energy generation. It is also noted that similar works could potentially be undertaken under permitted development rights. Consequently, the solar panels would be acceptable in terms of visual amenity, in accordance with Arun Local Plan (ALP) policy D DM4 and ECC DM1.

Internal reconfiguration is proposed at both ground-floor and first-floor levels. However, these works would result in no external alterations beyond the fenestration changes described above. Accordingly, the proposal would not result in harm to visual amenity.

Overall, the development would not result in harm to the character or appearance of the host dwelling, the street scene, or the wider area, and would be in accordance with ALP policy D DM1 and D DM4 and the ADG.

RESIDENTIAL AMENITY

Part M of the Arun Design Guide advises that development should safeguard neighbouring amenity with regard to outlook, privacy and overshadowing.

Given the nature of the proposal, which would retain the existing built form of the dwelling, it would not result in any overbearing or overshadowing impacts to neighbouring dwellings.

The proposed ground-floor fenestration alterations would largely replace existing openings and would be located in broadly the same positions as the current arrangement. Consequently, these changes would not create any additional opportunities for overlooking or result in a loss of privacy.

A new Juliet balcony opening would be introduced at first-floor level on the front (south) elevation. This opening would primarily overlook the application's front garden and would be separated from neighbouring properties by the public highway. Furthermore, first-floor windows including dormers are a common feature within the surrounding area. As such, the introduction of this opening would not result in unacceptable overlooking or a harmful loss of privacy to neighbouring occupiers. The proposed rear (north) window would replace an existing window in the same location and would therefore not give rise

to any additional overlooking or loss of privacy.

Due to their position and angle, the proposed rooflights would not afford direct views towards neighbouring properties and would not result in harmful overlooking.

The proposal would not result in harm to neighbouring amenity, in accordance with ALP policies D DM1 and D DM4 and the Arun Design Guide.

SUMMARY

The development is in accordance 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

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 drawings:

- Location and Block Plans
- Proposed Plans and Elevations 02A

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 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).

- 4 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 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.