

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

REF NO: FG/61/26/HH

LOCATION: 5 Chalet Road
 Ferring
 West Sussex
 BN12 5NY

PROPOSAL: Loft conversion comprising front and rear dormers.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Ferring Parish Council - Objection:

- Proposed dwelling would appear excessively tall, bulky and inappropriate within its surroundings, causing significant harm to the character and appearance of the street scene.
- Overbearing presence, particularly for the adjoining bungalows and chalet-style properties.
- Unacceptable loss of privacy through overlooking from the additional upper-floor windows.
- Visually dominant and entirely inconsistent with the established dwellings within the street scene.
- Insufficient parking provision for a six-bedroom dwelling.

Ferring Conservation Group - Objection:

- Overly dominant feature on the street scene, out of character and out of keeping with the neighbouring properties. - Does not enhance or achieve any measure of harmony with the existing dwelling or its location.
- The proposal presents a disproportionate large-scale, box like addition atop the existing property with no architectural merit or attempt to integrate with the established traditional residential village environment.
- The rear windows present increased issues with overlooking neighbouring properties and negatively impacting on their garden privacy amenity which is a feature of the village environment.
- The scale of the rear windows at third floor level will be a dominant presence for neighbours.

Representation received from 15 nearby occupiers, objections summarised below:

- Overbearing impact on adjacent bungalows.
- Creation of a substantial second floor, to appear as a three storey dwelling.
- Resultant scale of dwelling would be out of character with the rest of South Ferring and the Chalet Road area in particular and would create precedent in a village characterised largely by bungalows and chalets.
- Overly dominant feature on the street scene, out of character and out of keeping with the neighbouring properties.
- Disproportionate large-scale, box like addition.
- The rear windows present increased issues with overlooking neighbouring properties and negatively impacting on their garden privacy amenity which is a feature of the village environment.
- Inadequate parking spaces.
- The proposed layout and elevation will significantly reduce privacy for neighbouring property.

- The immediate area is predominantly characterised by bungalows and other low rise residential properties. A substantial three storey, five/six bedroom dwelling with dormer windows to both the front and rear would therefore be completely out of scale with the surrounding properties.
- Due to their elevated position within the roof, the dormers would create a downward line of sight into neighbouring property, resulting in a significantly greater degree of overlooking than currently exists.
- Chalet Road is very narrow, on street parking causes an obstruction for passing vehicles, but would also obstruct emergency vehicles should the need ever arise for them to pass.

Issues raised are addressed with the conclusions of this report. It is noted that revised plans to reduce the size and scale of the proposed front dormer were submitted during the course of this application.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Within Built-Up Area Boundary
CIL Zone 4

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:

SPD11	Arun Parking Standards 2020
-------	-----------------------------

CONCLUSIONS

BACKGROUND

The initial submission involved large-scale dormers to the front and rear roof slopes, creating three new bedrooms within the converted loft space. Amended plans have been submitted during the course of this application to significantly reduce the scale of the front dormer. The revisions result in three individual pitched roof dormers to the front, setting down of the rear dormer from the main ridge line and the creation of two new bedrooms within the converted loft space.

DESIGN AND VISUAL AMENITY

The site contains a detached two-storey dwelling along Chalet Road. This application seeks planning permission for the construction of a loft conversion with front and rear dormers. The works would be partially visible from the street scene and would be constructed from materials to match the host dwelling.

To the front (west) elevation, three pitched-roof dormers are proposed, each measuring 1.5m wide, 2.2m

deep and 2.1m high. Part M of the Arun Design Guide (ADG) requires front dormers to be centrally located and not to harm the original character and appearance of the building or its surrounding area, incorporating pitched roofs in most cases. Part M also favours smaller-scale dormers used in combination, rather than a single large box-shaped dormer. While the front dormers would alter the original character of the property, there are examples of small front dormers within Chalet Road, albeit on adjoining single-storey dwellings, in addition to the wider locality. The predominant character of Chalet Road comprises chalet bungalows and, although it is clear that alterations and extensions have taken place, upward extensions are generally limited. However, the application site is an existing two-storey dwelling and the introduction of second-floor accommodation would not result in harm to the host dwelling. There is an example of a three-storey dwelling at No. 15 Chalet Road, and some two-storey dwellings are beginning to characterise this section of Chalet Road. The pitched-roof design of the proposed front dormers, combined with their arrangement on the roof slope, would ensure that they would not appear out of keeping with the dwelling's character. As such, the proposed front dormers are acceptable in this instance.

To the rear (east) elevation, the proposed dormer would have a depth of 3.5m, a width of 8.3m and a height of 2.7m, with a flat roof. While this does not strictly accord with Part M of the ADG, which states that dormers should incorporate pitched roofs in most cases and avoid large box-shaped forms, a rear dormer of a similar size, scale and design could be constructed under permitted development. There are few examples of rear dormers within Chalet Road, although there are examples within the chalet bungalows along Telgarth Road, whose rear gardens adjoin the application site. No. 11 Telgarth Road, while a bungalow, includes a large rear dormer at first-floor level, and there is a large side dormer at second-floor level at No. 6 Beehive Lane. In addition to falling within the scope of permitted development, the proposed rear dormer would be set down from the ridge height of the dwelling by 0.4m. While the dormer would be a large addition to the rear roof slope, its rear-facing position, set-down from the ridge and potential to be implemented under permitted development mean that it would not result in demonstrable harm to visual amenity.

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

NEIGHBOURING RESIDENTIAL AMENITY

Part M of the Arun Design Guide states that householder extensions should protect neighbouring amenity in terms of privacy and overshadowing, taking account of the positioning of neighbouring buildings and responding to existing elevations through the size and positioning of doors and windows.

The front and rear dormers would result in additional bulk within the front and rear roof slopes of the dwelling. However, given the siting of these elements and that they would be contained over the existing footprint of the dwelling, the proposed dormers would not result in overbearing or overshadowing impacts to neighbouring properties.

The proposed front dormers would provide outlook over the highway and the frontage of opposite dwellings, notably chalet bungalows. The three dormer windows would not provide views significantly different from those currently achieved from the first floor, and there is a distance of at least 18m to the front boundaries of the neighbouring properties opposite the application site. This separation distance would mitigate any potential for harmful overlooking.

The proposed rear dormer would provide outlook over the rear garden of the host dwelling and towards neighbours to the rear. The rear neighbours are oriented at a 90 degree angle to the application site, such that any additional views towards habitable rooms would be oblique only. There is a separation distance of 19m to the rear boundary, and this distance would mitigate any potential for harmful overlooking. Furthermore, it is acknowledged that a rear dormer could be constructed under permitted

development and as such, the proposed rear dormer would not result in unacceptable overlooking.

Within the north side elevation, the existing second-floor window would be replaced with a fixed-pane stained-glass window serving the stairwell and landing. Within the south side elevation, two second-floor windows would be introduced to serve bedrooms. The additional side windows would be obscurely glazed and non-opening below 1.7m. A condition is attached to secure obscure glazing to the second floor windows within the flank elevations of the host dwelling, given their siting, proximity to neighbouring properties and the potential for an increase in overlooking. As such, the proposal would not result in unacceptable overlooking to neighbouring properties.

The proposed development would not result in harm to neighbouring amenity by way of overbearing, overshadowing or overlooking impacts. The proposed extension is therefore in accordance with ALP policies D DM1 and D DM4 and the ADG.

PARKING

The development would provide two additional bedrooms and may generate an increase in parking demand. However, it is noted that parking for three cars is provided at the site, which complies with the guidance set out in the Arun Parking SPD.

As such, the proposed development would not alter the existing parking provision serving the host dwelling, and the proposal is therefore acceptable in this regard in accordance with the Arun Parking Standards.

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:

- Location and Block Plan 26/5095/1 Rev A
- Proposed Ground Floor and First Floor Plans 26/5095/4 Rev A
- Proposed Second Floor and Roof Plans 26/5095/5 Rev A
- Proposed Elevations 26/5095/6 Rev A

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 second floor windows within the northern and southern flank elevations of the building shall at all times be glazed with obscured glass to a level equivalent to Pilkington Level 3 or nearest equivalent standard and non-openable below 1.7m above finished floor level. This arrangement shall be permanently retained thereafter.

Reason: To protect the amenities and privacy of the adjoining property in accordance with Arun Local Plan policies D DM1 and QE SP1.

- 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.