

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

REF NO: K/4/22/HH

LOCATION: Maine
Gorse Avenue
East Preston
BN16 1SG

PROPOSAL: Conversion of existing roof void to form habitable space. Enlargement of existing dormers to south elevation and addition of 2 x front rooflights.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION Conversion of roof space to form habitable space and enlargement of two existing south facing dormers, two new roof lights.

RELEVANT SITE HISTORY

K/17/15/HH	2 Storey side & rear extensions with balconies, conversion of roof void to create En-suite Bedrooms including the insertion of 3no. new dormers, roof alterations, new Garage outbuilding with ancillary accommodation & link to main house & swimming pool.	ApproveConditionally 01-07-15
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REPRESENTATIONS

Parish Council - No objection

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
Within the built up area.

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

[Kingston Neighbourhood Plan 2014 Policy KPNP7](#) DESIGN & DEVELOPMENT

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**

In this case, the key policies are deemed to be D DM1 and D DM4 of the Arun Local Plan. Additionally, KPNP 7 of the Kingston Neighbourhood Development Plan.

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 KPNP 7 of the Kingston Neighbourhood Development Plan relates to the design and development of proposals within the built up area boundary. The design and location of the development must be appropriate any sympathetic to the character and appearance of the Parish in terms of scale, massing, aspect, siting, layout, density, materials, landscaping and design features. It seeks to protect and enhance biodiversity, and have minimal impact on users and occupiers of nearby occupiers of land.

DESIGN AND VISUAL AMENITY

This proposal seeks to enlarge two south facing dormers by, at most 1m in width. Their depth will be decreased by approximately 400mm. The alterations to the roof are seen as a minor alteration to the property and due to their small scale are deemed subservient to the host dwelling.

Using materials which match those currently found on the host dwelling, and by reason of appropriate design detailing the dormers will achieve good visual integration.

As the alterations to the roof relate to existing structures, do not create any new footprint, they are contained within the extent of the existing building and set well back from the elevations they will not negative impact the street scene nor will they alter the spatial composition of the area.

The proposed development is considered to be in accordance with D DM1, D DM4(a) ,(b), (e) of the Arun Local Plan and Policy KPNP 7 of the Kingston Neighbourhood Development Plan.

RESIDENTIAL AMENITY

By reason that no additions are to be made to the footprint of the building and as all development will be contained within the extent of the elevations, there are no concerns relating to the development overbearing or overshadowing neighbouring properties.

In terms of overlooking, as south facing dormer windows view over the sites frontage and roadway will be achieved, the north facing roof lights are to face over the private amenity space of the property and as such will not adversely affect neighbours.

Under design guidance conversion of roof space to habitable accommodation is seen as an effective use of the site.

The proposed development is considered to be in accordance with D DM1(3) and D DM4(c) 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.

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 CIL Liable therefore developer contributions towards infrastructure will be required (dependant on any exemptions or relief that may apply)

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:

- 203148/06 Location and Block Plan
- Proposed Ground Floor Plans 203148/07
- Proposed First Floor Plans 203148/08
- Proposed Second Floor Plans 203148/09
- Proposed Elevations 203148/010
- Proposed Roof Plans 203148/011
- Proposed Sections 203148/012

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policies D DM1 and D DM4 of the Arun Local Plan and Part M of the Arun Design Guide.

- 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.