

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

REF NO: K/7/22/HH

LOCATION: 28 Golden Avenue
East Preston
BN16 1QY

PROPOSAL: Alteration of dormer to north elevation.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION Extension to first floor dormer window.

RELEVANT SITE HISTORY

K/24/04/	Erection of single storey extension to front, dormer window to side and two storey extension to rear	ApproveConditionally 04-08-04
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REPRESENTATIONS

Parish Council - No objection.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Designation applicable to site:
Within 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

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

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

PRINCIPLE

In this case, the key policies are 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.

Arun recently adopted a Design Guide which provides detailed guidance that will help raise design standards across the District. Developments should respond to the distinctiveness and characteristics of their surroundings in terms of scale massing and materials, protect the amenities of occupants and neighbours and seek to minimise energy consumption and improve environmental performance. In this instance, side extension should also be subservient to the host dwelling and respect the space between buildings.

DESIGN AND VISUAL AMENITY

It is proposed to infill a 1.2m section to the west, between an existing pitched roof dormer window and a hipped gable projection of the main roof structure. The face of the extension will be designed to mimic the dormer in that it will be tile hung (tiles repurposed from the existing roof) with a small pitched section of roof with flat roof hidden behind.

The proposed alteration to the dormer is considered to be an acceptable alteration to the host dwelling, in that due to its scale, design positioning back from the primary elevation, it appears as subservient, and well integrated addition to the host dwelling.

The small increase in dormer will be glimpsed from the street, however given the awkward viewing angles and its positioning behind an existing dormer it will not adversely effect the character of the area, nor compromise the spatial character. Furthermore, the additional useful space of full head height within the bedroom will be of benefit to the amenity of the occupiers.

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

NEIGHBOURING RESIDENTIAL AMENITY

Having regards for design guidance, additions above the existing footprint of the building are seen as an effective use of a plot. The proposed development is not considered to result in any significantly harmful impact upon the residential amenities of neighbouring dwellings, by way of overbearing or overshadowing impact, nor impact the first floor space between dwellings. This is as a result of the scale, and siting of the proposed alterations. As no new openings are proposed, there will be no alterations to

the existing site conditions when considering overlooking.

Therefore, 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

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:

- Proposed Plans and Elevations
- Location and Block Plan

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.