

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

REF NO: LU/314/24/HH

LOCATION: 15 Highdown Drive  
Littlehampton  
BN17 6HJ

PROPOSAL: Loft conversion including front and rear dormers

**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION As above.

**REPRESENTATIONS**

Littlehampton Town Council - No response received.

No representations from nearby occupiers.

**CONSULTATION RESPONSES RECEIVED:**

None.

**POLICY CONTEXT**

Within an area with potentially high groundwater levels.

**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)

**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 is a semi-detached bungalow along Highdown Drive. The application seeks permission for a loft conversion with a front and rear dormer. The proposed development would result in an increase in the bulk of the roof of the dwelling. The proposed front dormer would be visible from the street scene, and some views of the rear dormer would be available from the public realm.

The proposed dormers would be set down from the maximum ridge line of the host dwelling and they would be set in from the flank elevations and set up from the eaves level. A similar loft conversion with front and rear dormers has been constructed at 35 Highdown Drive with other examples of large side and rear dormers also visible from the public realm. As such, the proposed dormers would not harm the character of the area. The dormers would be finished in Cedral board cladding. Whilst the proposed materials would be different to existing, it is noted that there is existing variation within the street scene in terms of extensions and external materials, and as such, the proposed materials would be acceptable.

Part M of ADG requires front dormers to be centrally located and to not damage the original character and appearance of the building and its surrounding area. Whilst the front dormer would alter the original character of the property and front dormers are not a very common feature in the street scene, the main roof ridge height is retained, and the development does not project beyond the original footprint of the property which minimises any visual harm on the locality. Furthermore, there are examples of other front dormers within the street scene. Therefore, the visual impact of the front dormer would be acceptable.

The rear dormer would measure approx. 3.3m in depth, 6m in width and 2.6m in height and would not be readily visible from the street scene, although some views from the public realm may be possible. Two sets of windows are proposed within the rear dormer. The material used for the walls of the dormer would be Cedral board cladding. It is noted that the rear dormer is of a size and scale similar to that which could be constructed under permitted development, and, whilst the materials would not match the host dwelling, as identified above, the street scene is varied in terms of extensions, alterations and external materials. Therefore, the proposed rear dormer is acceptable.

In design and visual amenity terms, the proposal is in accordance with policies D DM1 and D DM4 of the Arun Local Plan (ALP).

### RESIDENTIAL AMENITY

Part M of the ADG states householder extensions should protect neighbouring amenity in terms of privacy and overshadowing, considering the positioning of neighbouring buildings and respond to existing elevations through the size and positioning of doors and windows.

The proposed front and rear dormer windows would be contained within the existing front and rear roofslopes of the host dwelling, and would not result in overshadowing or overbearing impacts to neighbouring properties.

The 2 sets of windows proposed within the front dormer would look onto Highdown Drive and front garden amenity and would not result in any overlooking to neighbouring properties.

The 2 sets of windows proposed within the rear dormer would look onto rear garden amenity and would be set back from the rear boundary fence by approx. 17m. Whilst some views of neighbouring gardens would be available, these views would not be dissimilar to those which could be achieved via constructing a rear dormer under permitted development. As such, the rear dormer would not result in unacceptable overlooking.

No windows are proposed within the side elevations at first floor level.

The proposed development would not result in adverse harm on residential amenity and is therefore in accordance with Part M of Arun Design Guide and policy D DM4 of the Arun Local Plan.

### SUMMARY

The proposal 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

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:

Section 3279/01/05.  
 First Floor 3279/01/04.  
 Proposed Plans and Elevations 3279/01/02.  
 The Location Plan.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policy D DM1.

- 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.