

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

REF NO: WA/28/22/HH

LOCATION: Brooklands
6 Burch Grove
Walberton
BN18 0BB

PROPOSAL: Loft conversion with hip to gable roof, rear dormer window and two front Velux windows.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a loft conversion which will involve a hip to gable extension and the addition of a rear dormer.

REPRESENTATIONS

Walberton Parish Council provided no objection.

No representation received from nearby occupiers.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built up area boundary.

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
DSP1	D SP1 Design
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)

[Walberton Neighbourhood Plan Policy 2019-2031](#) Built up boundary (BUAB)
[HP1](#)

Walberton Neighbourhood Plan Policy 2019-2031 Design Guidance
HP13

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
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SUPPLEMENTARY POLICY GUIDANCE:**CONCLUSIONS****PRINCIPLE**

The key policies considered are D DM1 and D DM4 of the Arun Local Plan and the Arun Design Guide.

Walberton has a Neighbourhood Plan with HP1 2020 (BUAB) and HP 13 (Design Guidance) of relevance.

DESIGN AND VISUAL AMENITY

The dwelling is a semi detached two storey property, set back from the road located to the corner of a dead end road.

The proposal has a hipped roof which will alter to form a gable end. The neighbouring attached dwelling matches in appearance and the hip to gable alteration will result in the dwelling differing in appearance. The surrounding properties have gable ends and the alteration will not result in the property appearing out of character with the surrounding area.

Materials will match existing which ensures the alteration will remain integrated with the host dwelling.

A dormer is also proposed although this is not visible from the wider area, located to the rear elevation.

The Arun Design Guide states 'Dormers should be a minor incident in the roof plane and made of sympathetic to the existing or original building materials,' Are located symmetrically and centrally on a roof, without being overly dominant or out of proportion and/or style to the original structure.' 'Favours small scale dormer windows with pitched roofs over large, flat box-shaped designs'. The proposal complies with the design guide in that the dormer is well designed consisting of a pitched roof that is appropriate in scale on the roof slope.

The proposal will alter the appearance of the dwelling although this will not result in adverse harm upon the character or appearance of the area in accordance with D DM1 or D DM4 of the Arun Local Plan, the Arun Design Guide and HP13 of the WNP.

RESIDENTIAL AMENITY

The hip to gable is located to the eastern elevation. There are no neighbours to this elevation and as such it will not result in adverse overbearing or overshadowing.

The dormer to the rear will have a length of 3.45m, a depth of 2.55m and a height of 2.45m. This has a pitched roof. This occupies a modest amount of the roof slope and retains approximately 1.6m to the boundary. Due to its size and siting, this will not give rise to overbearing or overshadowing upon amenity.

The dormer will have 1 window. This will give rise to some additional views over the neighbouring garden to the west which are not currently achievable although when looking at a 45 degree angle, views are limited and will not be direct into windows. There are no properties directly to the rear or east. Dormers can also be permitted development in some cases.

A second floor window is also proposed to the gable end. With no neighbours to this elevation, it will not result in adverse overlooking.

The proposal will not result in adverse harm upon amenity and accord with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The proposed development accords 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.

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 Plan
- Block Plan
- Existing and Proposed Elevations
- Existing and Proposed Floor Plans

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.