

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

REF NO: WA/57/20/HH

LOCATION: 8 Prime Close
Walberton
BN18 0PL

PROPOSAL: Extension to roof and loft conversion

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to convert the roof space to habitable space, by way of the construction of a rear dormer extension, and the insertion of rooflights. Initially the application proposed a front dormer, however, this was changed to front Velux windows following negotiation.

REPRESENTATIONS

Parish Council - No response.

2 letters of objection:

- The proposed front dormer window is out of character with the bungalows in the area.
- There are no examples of front dormers in the area.

1 letter of support:

- The property to the rear have no objection to the application.
- They propose measures which could be taken to reduce potential for overlooking.

OFFICERS COMMENTS ON REPRESENTATIONS:

Comments noted. It is noted that the objection comments predominantly relate to the front dormer, which has been removed from the proposal.

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

PLANNING POLICY GUIDANCE:

NPPDG	National Design Guide
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

PRINCIPLE

In this case, the key policies are deemed to be D DM1 and D DM4 of the Arun Local Plan. Additionally, HP13 of the Walberton 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 HP13 of the Walberton Neighbourhood Development plan states that where new development would have an effect on the appearance or character of the surrounding area, it is to be of a high quality of design, and must contribute to local character.

DESIGN AND VISUAL AMENITY

Due to the siting of the proposed dormer window, there will be few views of the proposal within the public view. As such, this element of the proposal is not considered to result in any significantly harmful impact upon the character of the locality, or that of the host dwelling. Furthermore, the scale of the proposed rear dormer is considered to allow it to appear subservient to, and well integrated with the host dwelling.

The proposal involves the insertion of rooflights into the front elevation of the host dwelling. This is considered to have no significant impact upon the character of the host dwelling, or its area due to its minor visual appearance and the fact that there are examples of similar windows within the area.

The proposed development is considered to be in accordance with D DM1, D DM4(a) and (b) of the Arun Local Plan.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed development is not considered to result in any significant overbearing or overshadowing impact upon the occupiers of nearby dwellings. This is due to the lack of increase in built form of the proposal, and the dormers separation distance from any affected windows or openings. Furthermore, with regard to potential loss of privacy to occupiers of neighbouring dwelling, it is not considered that the proposed openings would result in a significant loss of privacy to local occupiers. Whilst the modest separation distance between the rear dormer and the neighbouring garden to the East is noted, it is noted that similar views could be achieved through Permitted Development and it would therefore not be reasonable to condition that these windows be obscure glazed. The proposed rooflights are sited on the front roofslope of the host dwelling, and therefore provide views of the street scene only.

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:

- Roof Extension - Floor Plan - PL CC 0102/2020 - Rev. A - 02/11/2020
- Roof Extension - Elevations - PL CC 01/01/2020 - Rev. A - 02/11/2020

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.