

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

REF NO: WA/85/19/HH

LOCATION: 20 Henty Close
Walberton
BN18 0PW

PROPOSAL: Proposed loft conversion, new dormer and alterations to front entrance porch (The application may affect the setting of a Listed Building)

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to perform a loft conversion, by way of the construction a rear dormer and the insertion of rooflights. It also seeks to perform alterations to the front porch.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Walberton Parish Council

Parish Council - No objection.

No representations received from occupiers of nearby dwellings.

CONSULTATIONS

Engineers (Drainage)

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
SDSP2	SD SP2 Built-up Area Boundary

[Walberton Neighbourhood Plan Policy 2017 HP13](#) Design Guidance

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS**PRINCIPLE**

The application site is located within the built up area boundary, where the principle of development is acceptable subject to accordance with the relevant development plan policies, as stated in SD SP2 of the Arun Local Plan. 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.

DESIGN AND VISUAL AMENITY

The proposed alterations, including the change of the roof design will be visible from the public realm. However, these are not considered to be harmful to the character and appearance of the host dwelling, or it's wider locality. This is due to the minor scale of the alterations, and the siting of the host dwelling allowing for a reduced impact on the street scene, or the wider locality of the area. Resultant of its modest scale, the proposed porch is considered to appear subservient to, and well integrated with, the host dwelling.

The proposed rear dormer is considered to an acceptable addition to the host dwelling, this is due to its siting allow there to be no views of the dormer from the public realm. Additionally, due to its scale, and design, it is considered to appear subservient to the host dwelling, as it spans just over half, of the rear roof slope of the host dwelling.

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

NEIGHBOURING VISUAL AMENITY

The proposed development, due to its siting and scale is not considered to result in any unacceptably harmful impact upon the residential amenities of nearby dwellings. This is due to the siting of the proposed development being sited an acceptable distance from neighbouring dwellings in order to prevent any significantly harmful overshadowing or overbearing impact on the occupiers of said dwellings. The proposed rear dormer is not considered to result in any significantly harmful overlooking of adjacent dwellings, due to the fact that the views from the dormer face East, and therefore any views of neighbouring dwellings would be oblique and indirect.

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:

- Block Plan - MDP-00820297 - Friday, August 9, 2019
- Proposed Plans - 1024-03 - 10-06-2019 - Rev - 23-06-2019
- Proposed Elevations - 1024-04 - 10/08/2019
- Existing and Proposed Roof Plans - 1024-05 - 10/08/2019

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.