

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

REF NO: WA/94/25/HH

LOCATION: 2 Henty Close  
Walberton  
BN18 0PW

PROPOSAL: Pitched dormer to side of property and loft conversion, consisting of two hip to gables and flat roofed first-floor extension to rear of property.

<b>SITE AND SURROUNDINGS</b>
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DESCRIPTION OF APPLICATION As above.

<b>REPRESENTATIONS</b>
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Walberton Parish Council - No response received.

No representations received from nearby occupiers.

**CONSULTATION RESPONSES RECEIVED:**

None.

<b>POLICY CONTEXT</b>
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Built Up Boundary Area.

Within an area with potentially high ground water.

Lidsey LFRZ.

**DEVELOPMENT PLAN POLICIES**

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

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions and alter to exist builds (res and non-res)
WDM1	W DM1 Water supply and quality
WDM3	W DM3 Sustainable Urban Drainage Systems

**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 detached bungalow located at 2 Henty Close. This application seeks planning permission for the construction of a pitched roof dormer to the rear (south west) of the property and a loft conversion, consisting of a hip to gable roof extension to the south east and a part pitched, part flat roofed first floor extension to rear of property, adjoining the proposed hip to gable extension.

The proposed development is sited within a residential area and the design would not be in keeping with the established character of the area and street scene as the majority of the surrounding dwellings maintain their single storey character, however there are a few examples of rear dormers, such as at 22 Henty Close.

The proposal would be substantial in scale to the rear of the host dwelling and would not be subservient, as it would adjoin the maximum ridge of the host dwelling. The extension would have a depth of 5.6m and a width of 5.4m. The proposal would alter the roof at the rear of the host dwelling from a hipped roof to a part pitched, part flat roofed first floor extension. The maximum ridge height would remain the same at approximately 6m. The hip to gable extension would extend the ridge line by approximately 2.7m to 5.6m creating a gable end to the south eastern elevation with the part pitched, part flat roof extension behind. The hip to gable roof extension would be visible within the street scene.

The guidance outlined in the Arun Design Guide (ADG) for loft conversions states that roof profile alterations should not detract from the character and appearance of the dwelling or wider area. The development would alter the bulk of the property; however the main roof ridge height of the dwelling would be retained, and the development would not project beyond the original footprint of the property which helps to minimise any visual harm upon the locality and complies with the ADG. It is noted that the size of the proposal is substantial however it would be located to the rear of the host dwelling and would therefore not appear incongruous or prominent within the main street scene.

A pitched roof dormer is proposed within the south western roof slope, with a width of 2.2m and a depth of 2.5m. The dormer would have a height of 2.6m and an eaves height of 1.2m. Fenestration would include a two-casement window and the dormer cheeks and face would be finished in weatherboard/shiplap cladding. The dormer would be of a design and scale which would reflect the character and appearance of the host dwelling and would be a subservient addition to the south western roof slope.

Fenestration at ground level would remain as existing. Fenestration within the south eastern elevation at first floor level would include one three-casement window and a single window, with a three-casement window within the part gable end. Rooflights are proposed within the north eastern and north western roof slopes of the host dwelling. The number of rooflights would be proportionate and would not result in harm to visual amenity.

The proposal would be finished in materials to match the existing; clay roof tiles and white UPVC windows.

Given the siting of the proposed extensions, the proposed development would not cause demonstrable harm to visual amenity, character or appearance of the dwelling, street scene or wider area. The proposal is in accordance with Arun Local Plan policies D DM1 and D DM4 and the ADG

### NEIGHBOURING RESIDENTIAL AMENITY

The proposal would maintain its existing position, and the footprint of the dwelling would not be altered

as part of the proposed development. Whilst the bulk of the dwelling would increase at first floor level, given the construction of the hip to gable roof extension, dormer and part pitched, part flat roof extension, given the spacing maintained between the proposal and neighbouring properties, the proposal would not result in overbearing or overshadowing impacts to neighbouring properties.

Ground floor fenestration would maintain its existing outlook of the host dwelling amenity. At first floor level, a window is proposed within the dormer facing towards the neighbour to the south west. Notwithstanding this, the dormer would have an outlook over the parking area and frontage of this neighbour, and would not result in unacceptable overlooking. Rooflights are proposed within the north western and north eastern roof slopes, however given the spacing maintained between the rooflights and neighbouring properties, the proposed rooflights would not result in any overlooking. Fenestration is proposed within the south eastern elevation of the proposed extension at first floor level. This fenestration would have an outlook of the amenity space serving the host dwelling, and given the spacing maintained between the proposed fenestration and neighbouring properties, the proposal would not result in unacceptable overlooking.

The development would not result in harm to neighbouring residential amenity by way of overbearing, overshadowing, or overlooking. The proposed development is therefore in accordance with Arun Local Plan policies D DM1 and D DM4 and the ADG.

#### **LIDSEY LOCAL FLOOD ZONE**

The application site is located within the Lidsey Flood Risk Zone, where the management of surface water drainage is a consideration in reducing flood risk in the locality. A Lidsey Drainage Impact Assessment was submitted with the application however, given that the proposal would be a loft extension above the existing host dwelling there would be no increase to the impermeable areas within the application site. Therefore, the proposed development would not result in an increased flood risk within the locality and would be acceptable in accordance with Arun Local Plan policies W DM1 and W DM3.

#### **SUMMARY**

The proposed development is in accordance with relevant development plan policies and is recommended for approval subject to the following conditions and informatives.

<b>HUMAN RIGHTS ACT</b>
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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.

<b>DUTY UNDER THE EQUALITIES ACT 2010</b>
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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.

<b>CIL DETAILS</b>
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This application is not CIL liable.

<b>RECOMMENDATION</b>
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**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 HC\_P\_01.
- Proposed Floor Plans and Roof Plan HC\_P\_02.
- Proposed Elevations and Section HC\_P\_03.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policies D DM1 and D DM4.

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 NPPF.