

Recommendation Report for Planning Permission for Works or Extension to a Dwelling**REF NO:** Y/26/12/**LOCATION:** Oakview
North End Road
Yapton**PROPOSAL:** Loft conversion**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	The proposed two front dormers each measure approximately 3.2m in height, depth of 3.8m and a height of 2.6m. The rear dormer measures approximately 8.2m in width, depth of 3.4m and a height of 2.4m.
SITE AREA	Approximately 0.14 hectare.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Bungalow is on a higher level than the road.
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Front has flint under 1m and close boarded fencing approximately 1m in height, rear and side boundaries close boarded fencing + hedging over 2m in height.
SITE CHARACTERISTICS	Detached bungalow with detached garage on north side and concrete driveway. Rear has outbuildings and enclosed cages for use as cattery. The property has brown brickwork with red brick quoins, red tiled roof with white window frames.
CHARACTER OF LOCALITY	Main road. Predominantly semi-detached two storey properties of similar style and design. Sunny Bank to the south is a two storey detached property.

RELEVANT SITE HISTORY

Y/7/02/	20 Unit boarding cattery	Approve Conditionally 19-03-2002
Y/81/03/	Garden pergola and cat run combination for owners pets	Approve Conditionally 10-03-2004
Y/19/05/	Renewal of Temporary Permission Y/81/03 for garden pergola and cat run combination for owners pets	Approve Conditionally 25-04-2005

Y/84/05/	Replace existing personal store with a store and hobby room	Approve Conditionally 23-12-2005
Y/58/07/	Replace private cat houses with 8 single cattery units.	Approve Conditionally 05-09-2007
Y/43/70	Garage	Permit'd Devel 10-11-1970
Y/26/75	Singel storey extension to existing bungalow	Approve Conditionally 13-08-1975

REPRESENTATIONS

Representations received:

Yapton Parish Council

Awaited

Comments on Representations received:

None

CONSULTATIONS

Southern Water Planning

Consultations responses received:

Southern Water

No objections to the proposal.

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:

Built Up Area Boundary

Class B Road

No Public Sewer

Area of Special Control for Advertisements

PDR on Y/81/03 Condition 2, Y/84/05 Condition 2.

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

[GEN3](#)

[GEN7](#)

[DEV19](#)

Protection of the Countryside

The Form of New Development

Extensions to existing residential buildings

PLANNING POLICY GUIDANCE

NPPF

National Planning Policy Framework

POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual and residential amenity.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

The detached bungalow is sited approximately 7m from the front of the site and to the rear are cages and cat runs with business use as a cattery. The application seeks to convert the existing roof space of the bungalow into habitable accommodation to create two additional bedrooms with en-suite facilities with the installation of front and rear dormers.

There is no increase to the height of the bungalow and the two front dormers will have pitched roofs that are not unlike the front dormers of the neighbouring property Sunny Bank. The rear dormer which is larger in size has a flat roof with five windows, two of which serve the bedrooms, a stairwell and two which serve the en-suite and, if approved, these windows will be conditioned to be obscure glazed.

With regard to residential amenity there are open fields to the rear and the neighbouring properties to the north and south which are two storey are sited approximately 13-15m away. The site is well screened by close boarded fencing/hedging and it is not considered that the dormers would create any unacceptable overlooking.

The front dormers are of an acceptable size and design and considered to be visually subservient to the host dwelling. Although readily visible in the street scene they are not considered to be out of character and appearance with the surrounding residential area.

It is therefore recommended that the application be approved, subject to conditions.

HUMAN RIGHTS ACT

FOR APPROVAL

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 for 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 a neutral impact has 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).

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: Site 1:1250, Block 1:200, Floor 1:50, Elevations 1:50, Roof 1:50 received on 1st July 2012.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

- 3 The materials and finishes of the external walls and roof of the dormers hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policy GEN7 of the Arun District Local Plan.

- 4 The two no. en-suite windows on the rear dormer hereby approved shall at all times be glazed with obscured glass.

Reason: To protect the amenities and privacy of the neighbouring properties in accordance with policies GEN7, DEV19 of the Arun District Local Plan.

- 5 **INFORMATIVE:** Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

SUMMARY

Y/26/12/

This planning permission is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on visual or residential amenity on the surrounding area and its character and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

LOCAL PLAN: GEN3, GEN7, DEV19

THE NATIONAL PLANNING POLICY FRAMEWORK

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.