

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

REF NO: Y/55/25/HH

LOCATION: Sunnymead
North End Road
Yapton
BN18 0DL

PROPOSAL: Roof extension to facilitate conversion of loft to habitable use, including an increase in ridge height and the installation of front and rear dormers.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Yapton Parish Council - Objection. Further information is required to establish the quality of the design, detailing, materials and finishes. The site is close to the entrance to the parish from the north, and YPC places significant importance on the sensitivity of both the location and site. The property is now more visible due to the removal of vegetation, and any extensions to the property should be sensitively designed.

No representations were received from nearby occupiers.

The information which has been submitted with this application fulfils the requirements of the Council's validation list for householder developments. The level of information submitted is considered sufficient to enable a full assessment of the proposals. The sensitivity of the site, in terms of its visibility from the road forms part of the consideration of impact on character and visual amenity, and this is summarised in the conclusions.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

ADC Drainage Engineers - No response received.

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)
WDM1	W DM1 Water supply and quality
WDM2	W DM2 Flood Risk
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 which is set back from the road. The property sits on slightly higher ground than the road, and following the removal of vegetation from the area to front of the property, which is within the applicant's ownership, the property is easily visible from the road. The proposal is for the conversion of the loft space, which would be facilitated by raising the ridge height of the property, and inserting front and rear dormers. The ridge height would be increased by approx. 1.1m to a total height of 6.2m. The use of front dormers would mean that the property appears as a one and a half storey dwelling rather than a single storey bungalow. Most properties in the surrounding area have two storeys, and the proposed increase in the height of the property would not be out of keeping in accordance with Arun Local Plan (ALP) policy D DM1.

Dormers are not a feature of front roof slopes within the immediate surroundings of the site. The front dormers are small with pitched roofs, and are in accordance with the guidance in the Arun Design Guide. They remain subservient to the main roof, in accordance with ALP policy D DM4. The proposals include a rooflight on the front roof slope which will not negatively impact the character of the dwelling. The two rear dormers have flat roofs, one of which is of a comparable size to the front dormers. Although the remaining dormer is wider, it would be set in from the edge of the roof slope and set down from the ridge, and would not be visible from the public realm.

The roof of the main dwelling and the pitched roofs of the dormers would be finished with brown concrete roof tiles, and the dormers would be finished with composite timber cladding in dark grey. Although composite cladding is not a feature of the existing dwelling or the surrounding area, materials within the area are varied, and the introduction of small amounts of cladding would not be unduly harmful.

The proposals are in accordance with ALP policies D DM1 and D DM4, and Yapton Neighbourhood Plan policy H4 in that they would not harm the character of visual amenity of the dwelling or the surrounding area.

NEIGHBOURING RESIDENTIAL AMENITY

The property is set back from the road, and is not positioned adjacent to neighbouring properties. The site borders a residential garden to the south. To the rear is an area of land with some buildings. These buildings have vehicular access, however, there are no planning records to show that they are in residential use. There is an application under consideration for the siting of four residential caravans on the land to the front of the property, which is in the blue edge on the location plan.

The property is away from neighbouring properties, and the increase in ridge height will not result in adverse overbearing or overshadowing impacts on neighbouring occupiers. The proposals will involve the insertion of first floor windows to the front and rear elevations. The windows on the rear elevation will not result in harmful overlooking of residential properties, and it is likely that rear dormers could be inserted into the rear roof slope without planning permission. The front dormer windows look towards the area of land within the blue edge, where four residential caravans would be positioned, were these to be

given planning consent under Y/57/25/PL. Based on the site plan submitted with this application, the outdoor amenity space which would be associated with these caravans would be to the west of the site, with the caravans themselves positioned between the amenity space and Sunnymead. The front dormer windows would not result in harmful overlooking, either in current site context or in that proposed under Y/57/25/PL.

The development would not harm the residential amenity of neighbouring occupiers, and is in accordance with ALP policies D DM1 and D DM4.

DRAINAGE

As the proposal falls in the Lidsey Treatment Catchment, the management of surface water drainage is a consideration in reducing flood risk in the locality. The Drainage Impact Assessment supplies states that the property will be drained via the existing soakaway. No response has been received from ADC's drainage engineers on this application.

Given that the proposals do not result in an increase in roof area, no further details of the proposed surface water drainage system are required, and this matter can be addressed via the building regulations process. The proposals would not increase flood risk elsewhere, and are in accordance with ALP policies W DM1 and W DM3.

SUMMARY

The development is in accordance with the relevant development plan policies and 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

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.

CIL DETAILS

This application is not CIL liable.

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 100
- Proposed Site and Block Plan rev A
- Proposed Plans and Elevations rev A

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 identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.