

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

REF NO: Y/58/20/HH

LOCATION: Rosemary Cottage
Bilsham Road
Yapton
BN18 0JG

PROPOSAL: Loft conversion and rear infill.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposal seeks to construct an infill extension and a dormer to the rear and front of the property.
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REPRESENTATIONS

No response.

No representation received from nearby occupiers.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

Engineers (Drainage) - Given the scale, we have no conditions to request.

POLICY CONTEXT

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

[Yapton neighbourhood plan 2014 Policy BB1](#) Built-up Area Boundary

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

PRINCIPLE

The key policies considered are D DM1 and D DM4 of the Arun Local Plan.

Yapton has a made Neighbourhood Plan with policy BB1 of relevance to the application. The proposal complies with this policy.

DESIGN AND VISUAL AMENITY

The proposal will construct a dormer to the front and rear of the property and an extension which will largely replace an existing addition.

The property fronts Belmont Terrace. There is an existing lean to, to the north elevation which will be replaced with a brick extension, which is currently corrugated plastic. There is a fence along the boundaries and the alteration is not considered to appear unduly dominant, largely replacing an existing structure.

Surrounding properties are varied in appearance however predominately consist two storey dwellings. There are dormers evident to the west of the property however there are few examples in the vicinity. The addition is not however considered to appear significantly out of character. It will be conditioned for materials to match existing to ensure it appears well integrated.

With the property situated to the end of a dead end road which runs alongside Bilsham Road, whilst the dormer is visible, views are not immediately visible from the main street scene.

The proposal alters the appearance of the dwelling due to the addition of the dormer, however it is not considered such that a refusal is warranted and as such does not adversely impact the character of the area and accord with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The extension to the north of the property largely replaces an existing structure with the same depth proposed. There is however a small increase in width to part of the extension which forms a bathroom increasing from 1.2m to 1.65m.

The height will be 2.35m which is around the same as existing except will form a flat roof instead of a lean to. There will also be a roof lantern to a protruding an additional 0.25m.

The neighbouring properties have similar additions to the north which extend up the boundary, similar to that proposed. As such, the extension is not considered to result in adverse overbearing, overshadowing or overlooking.

The dormer to front and rear will consist of both a flat roof and a gable roof. The dormer would overlook the street scene at Belmont Terrace which are predominately the front gardens of the surrounding properties. The immediate neighbours have rear gardens facing Belmont terrace similar to the host dwelling, however also have additions similar to that proposed and with a larger garden to the south of these properties, the dormer is not considered to provide adverse overlooking.

To the west of the property, there are 2 dwellings (1 & 2 Portland Head) with gardens extending east towards the host dwelling. The dormer to the south would look towards these gardens although any views achievable are not considered to be significant. The neighbouring properties to the west have existing structures to the rear gardens which take up the majority of the garden space and therefore any views into the private amenity space is minor.

There are two windows to the rear elevation of the properties to the west however these serve bathrooms and with obscured glazing, the dormer is not considered to provide significant views.

There are also 2 windows to the side elevation of Claremont situated to the rear however due to the siting with around 14m, views are not considered significant.

The proposed development due to the siting and design, is not considered to result in adverse harm upon amenity and accords with D DM1 and D DM4 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 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

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
- Proposed Plans

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 The materials and finishes of the external walls and roof of the building hereby permitted shall

match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policies D DM1 of the Arun Local Plan.

- 4 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.