Executive Summary
The application seeks permission for a hip-to-half hip roof extension including enlargement of the existing flat roofed rear dormer. Permission is also sought to extend the single storey rear extension. The proposal is considered acceptable in terms of its visual impact, and is not considered to have an unacceptable impact on neighbour amenity. The application is recommended for approval.

The application is reported to committee due to the objection received from Findon Parish Council.

1. Site Description
1.1 No. 1 Steep Close is a semi-detached, chalet bungalow located within a residential cul-de-sac in the village of Findon. The property has a hipped tiled roof with a single-storey flat roofed extension to the rear. There is a flat roofed tiled dormer on both the front and rear elevations.

1.2 Steep Close is characterised by low rise, bungalow style buildings dating from the 1930s. Many have been extended and altered in regard to extensions and loft conversions with dormer windows. The land rises uphill towards the east and as a result the attached property (No. 2 Steep Close) is at a higher elevation than No. 1. No. 2 has a half-hipped roof with flat roofed dormers on the front and rear elevations. No. 1 occupies an elevated position compared to adjacent property No. 1a, and the two properties are separated by a shared driveway which leads to a pair of detached flat roofed garages. No.1 has a moderate sized rear garden surrounded by 2m high timber fencing as well as mature shrubs and planting.

2. Relevant Planning History
2.1 None

3. Proposal
3.1 This application seeks permission for a hip-to-half hip roof extension to create additional upstairs living space. The proposal includes enlarging the rear dormer to span the width of the roof, thereby creating an additional two windows. The ridge height of the roof will not be altered by the proposal.
3.2 A small roof light is proposed on the front elevation as well as a new first floor window on the side elevation. The window on the side elevation will be obscure glazed and non-opening.

3.3 Permission is also sought to extend the single storey extension to the rear to create a dining room and utility room. This extension will have a flat roof with pitched edge to the match the tiling on the main roof.

4. Consultations
4.1 Arun District Council: No comment.
4.2 Findon Parish Council:
Object. The proposed hip-to-half hip extension is unacceptable and will result in light deprivation and overshadowing to the neighbouring property, especially when combined when the prominent blank end of the dormer which together presents an overbearing prospect. The proposed barn end to the gable end is miniscule and makes very little difference to the loss of light/overshadowing. This is an inappropriate form of development and will detrimentally affect the well-being of the neighbours.
We have advised that a genuine half-hip would be acceptable and would overcome our concerns. We expect the SDNPA to propose this as a solution when determining this application which should be refused in its present form.

5. Representations
5.1 None received.

6. Planning Policy Context
6.1 Applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory development plan in this area is the Arun District Local Plan 2003.

National Park Purposes
6.2 The two statutory purposes of the SDNP designation are:
- To conserve and enhance the natural beauty, wildlife and cultural heritage of their areas;
- To promote opportunities for the public understanding and enjoyment of the special qualities of their areas.

If there is a conflict between these two purposes, conservation takes precedence. There is also a duty to foster the economic and social well-being of the local community in pursuit of these purposes.

National Planning Policy Framework and Circular 2010
6.3 Government policy relating to National Parks is set out in English National Parks and the Broads: UK Government Vision and Circular 2010 and The National Planning Policy Framework (NPPF) which was issued and came into effect on 27 March 2012. The Circular and NPPF confirm that National Parks have the highest status of protection and the NPPF states at paragraph 115 that great weight should be given to conserving landscape and scenic beauty in the national parks and that the conservation of wildlife and cultural heritage are important considerations and should also be given great weight in National Parks.

6.4 The development plan policies listed below have been assessed for their compliance with the NPPF and are considered to be complaint with the NPPF.

The South Downs Partnership Management Plan
6.5 The South Downs Partnership Management Plan (SDPMP) was adopted on 3 December 2013. It sets out a Vision and long term Outcomes for the National Park, as well as 5 year Policies and a continually updated Delivery Framework. The SDPMP is a material consideration in planning applications and has some weight pending adoption of the SDNP Local Plan. Policies 1 and 50 are of particular relevance to this application. Policy 1 seeks to
conserve and enhance the natural beauty and special qualities of the landscape and its setting. Policy 50 relates to housing.

7. Planning Policy

7.1 The following policies of the Arun District Local Plan 2003 are relevant to this application:

- GEN2- Built up Area Boundary
- GEN7- The Form of New Development
- DEV19- Extensions to Existing Residential Dwellings

8. Planning Assessment

8.1 The main planning considerations are:

- Design and visual impact
- Neighbour amenity issues

Design and visual impact:

8.2 The NPPF requires Local Planning Authorities to seek high quality design when considering all development proposals. In addition, saved policies GEN7 and DEV19 of the Arun District Local Plan (2003) require residential extensions to be of a scale, style, design and materials which are sympathetic to the existing building and surrounding area. The National Park status of the area also reinforces the need for high quality design in terms of enhancing and preserving the landscape and scenic beauty of the area.

8.3 The proposed hip-to-half hip roof extension is considered acceptable in design terms and would re-address the existing lack of symmetry on the property. The design of the single storey rear extension is also considered acceptable and will integrate with the existing building in terms of materials. The rear extension will remain visually subservient to the main building and will not result in over-development of the plot. A sufficient amount of amenity space will be retained in the rear garden.

8.4 New full length dormers are not ideal in design terms as they can over-dominate the roof slope and that could be argued in this particular case. There are however circumstances where the extension of an existing flat roofed dormer may be considered acceptable. During a recent appeal decision nearby at No. 16 Steep Lane, Findon (APP/Y9507/D/13/2200348), the Planning Inspector concluded that given the existing scale of a rear dormer, the proposed full length rear dormer would ‘not adversely affect the character and appearance of the dwelling and its setting, being confined to the rear of the building where there would be limited views of this element’. No. 16 Steep Lane is very similar to No. 1 Steep Close in terms of character, appearance and setting and is considered to be very close and comparable in planning terms. The South Downs National Park subsequently granted planning permission at No. 16 Steep Lane for an enlarged flat roof rear dormer (SDNP/14/00893/HOUS) in April 2014, having due regard to the appeal inspector’s comments.

8.5 In this case, the proposed rear dormer will not be widely visible from the street or surrounding area. For this reason, and given the Inspector’s decision at No. 16 Steep Lane, the enlargement of the rear dormer at No. 1 is considered on balance to be acceptable.

Neighbour amenity issues:

8.6 Policies GEN7 and DEV19 of the Arun District Local Plan (2003) do not permit development which results in adverse overshadowing, overlooking or overbearing effect on neighbouring properties.

8.7 No. 1 Steep Close has a good separation distance with the property to the rear (ca. 35 metres), and is also partially screened by garden vegetation. It is not considered that the additional windows at roof level caused by the enlarged dormer will significantly add to overlooking/loss of privacy between the two properties, given the existing standards of
privacy, nor is it considered that the dormer will appear overbearing from viewed from the rear property.

8.8 In terms of the rear extension, No. 1 Steep Close is set at a lower elevation to No. 2 and the extension will largely be set behind the existing fence line. Only the pitched roof will be visible above the fence line, but given the elevation difference there is considered to be no demonstrable overshadowing caused towards No. 2.

8.9 Findon Parish Council have raised an objection to the development on the grounds that the roof enlargement will result in an unacceptable loss of light and overshadowing to the adjacent property No. 1a. The application has been amended from the original proposal which was for a full gable end. A larger half-hip amendment was considered acceptable by the Parish, but the applicant has considered not to pursue this option due to the resulting restriction on upstairs living space. A small half-hip is now proposed.

8.10 Whilst it is acknowledged that the hip-to-half hip extension will result in some overshadowing towards No. 1a, this is not considered to be to an unacceptable level. There remains a reasonable separation distance between the two properties (ca. 2.5 metres), and the two side elevation windows of No. 1a are obscure glazed and are understood to serve a WC/bathroom. It is not considered that a bathroom is a habitable room that would warrant the same protection from overshadowing as a lounge/kitchen/bedroom etc. Similar concerns over loss of light/overshadowing were raised during the appeal decision at No. 16 Steep Lane. The situation is very comparable to that of the current application, albeit the properties on Steep Lane are on a steeper slope and therefore arguably any overshadowing caused by a roof extension would be greater. The Planning Inspector concluded that the roof extension would not result in a material loss of light to the neighbouring property.

8.11 In this instance, given the separation between the two properties and the fact that the side windows on the neighbouring property No. 1a do not serve habitable rooms and are obscurely glazed, it is not considered that the roof extension will give rise to an unacceptable loss of light or overshadowing. The proposed gable-end window will be obscure glazed and non-opening so as not to result in a perception of overlooking.

9. Conclusion

9.1 It is considered that the proposal will not be significantly detrimental to the amenity of the neighbouring properties and would maintain the character of the existing property, its setting and that of the South Downs National Park. The proposal therefore accords with policies GEN2, GEN7 and DEV19 of the Arun District Local Plan (2003) and NPPF and is recommended for approval.

10. Recommendation and Conditions

10.1 It is recommended that the application be approved subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
   Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be undertaken in accordance with the approved plans.
   Reason: For the avoidance of doubt and in the interests of proper planning.

3. The external materials, including windows, used in the construction of the development hereby approved shall match the type, texture, tone, colour, size and profile of those used in the existing building unless otherwise agreed in writing with the South Downs National Park Authority.
Reason: In the interests of visual amenity and to safeguard the character and appearance of the existing building and wider area in accordance with policies GEN7 and DEV19 of the Arun District Local Plan 2003.

4. The new window in the western elevation shall be glazed with obscure glass only and shall be non-opening. The windows shall be permanently maintained as such thereafter.

Reason: In the interests of residential amenity in accordance with policies GEN7 and DEV19 of the Arun District Local Plan 2003.

11. **Crime and Disorder Implication**

11.1 It is considered that the proposal does not raise any crime and disorder implications.

12. **Human Rights Implications**

12.1 This planning application has been considered in light of statute and case law and any interference with an individual’s human rights is considered to be proportionate to the aims sought to be realised.

13. **Equalities Act 2010**

13.1 Due regard, where relevant, has been taken to the South Downs National Park Authority’s equality duty as contained within the Equalities Act 2010.

14. **Proactive Working**

14.1 In reaching this decision the Local Planning Authority has worked with the applicant in a positive and proactive way, in line with the NPPF. This has included the provision of pre-application advice from the SDNPA Development Management Officer and SDNPA Design Officer, the opportunity to provide additional information to overcome technical issues and the opportunity to amend the proposal to add additional value as identified by SDNPA Officers and consultees.

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Appendices
I. Site Location Map
SDNPA Consultees Director of Planning and Legal Services

Background Documents:
Application documents:
http://planningpublicacces.southdowns.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=NEBAY1TUKBG00

National Planning Policy Framework:

National Planning Practise Guidance:
http://planningguidance.planningportal.gov.uk/

SDNP Partnership Management Plan:

Arun District Local Plan 2003:
http://www.arunlocalplan.net/