PLANNING BY DESIGN

FROM CONCEPT TO COMPLETION

Planning Statement:

60 Arundel Road, Worthing BN13 3EL

Loft conversion (dormer)

On Behalf of Luben Akaliyski

Drafted by **Planning By Design**

The Proposal and application



The proposal involves the removal of a chimney, therefore a household planning application has been submitted.

Planning History

N/A

Planning Policy

The following planning policy and guidance documents are recognised as material considerations for the assessment of this application

The Town and Country Planning (General Permitted Development) (England) Order 2015

- Part 1 Class B – enlargement, improvement or other alteration of a dwellinghouse

National Planning Policy Framework 2021

- Section 12. Achieving well-designed places

Wiltshire Core Strategy (adopted January 2015) (WCS)

The following section will evaluate the proposals in accordance with the relevant policies and supplementary design guidance of the Council to demonstrate why the proposal should be considered as acceptable in principle and in strict accordance with the Council's development criteria.

- DM5 Quality of the built environment

Assessment

If the proposal did not involve the removal of the chimney then the proposal would comply with The Town and Country Planning (General Permitted Development) (England) Order 2015 Part 1 Class B - “The enlargement of a dwellinghouse consisting of an addition or alteration to its roof” because

- The dwelling is not located on article 2(3) land and the dormer
    - is not higher than ridge-line of house
    - measures ≤ 50m3
    - does not extend beyond a principal elevation that fronts a highway
    - is set back ≥ 20cm (30cm specifically) from eaves does t not extend beyond outside face of wall
    - does not include a verandah, balcony, or raised platform
    - uses materials “of a similar appearance” to existing house (windows and tiles match existing)
    - does not have obscure-glazed and non-opening side windows (it does not have side windows)

The removal of the chimney reduces the height of the dwelling and, in conjunction with the dormer that complies with permitted development and through its setbacks retains the legibility of the dwelling’s original design, the proposal complies with WCS Policy DM5 and NPPF section 12.

Conclusion

For the reasons outlined above, we respectfully request the Council grant planning permission where we trust the Council will make a reasonable decision on this submission in line with the developmental objectives and timescales of the National Planning Policy Framework.

Should the Planning Authority have any further clarifications or feel that the incorporation of additional conditions is necessary to form part of this proposal for its success, Planning By Design remain at your disposal and would welcome conversation on any of these matters.