

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

REF NO: EP/107/25/HH

LOCATION: 34 Angmering Lane  
East Preston  
BN16 2TA

PROPOSAL: Existing front porch to be replaced with a new single-storey extension, new external windows and doors throughout, new external cladding and render to walls, and new dormers to the East and West elevations. A new air source heat pump on the North Elevation/boundary.

**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION As above.

**REPRESENTATIONS**

East Preston Parish Council - No objection.

No representations received from nearby occupiers.

**CONSULTATIONS****CONSULTATION RESPONSES RECEIVED:**

ENVIRONMENTAL HEALTH - No objection with condition.

I have considered the above application which includes the proposal for an air source heat pump. The applicant has not submitted any acoustic data or report for the proposed unit and therefore I would recommend the following conditions.

Conditions Recommended:

EHN23 : Building services plant (BS4142:2014+A1:2019)

No externally located plant, machinery equipment including ground or air source heat pump shall be operated on the site until an assessment of the acoustic impact arising from the operation of all such equipment has been submitted to and approved in writing by the Local Planning Authority. The assessment shall be undertaken in accordance with BS 4142:2014+A1:2019 and shall include a scheme of attenuation measures to mitigate the adverse impacts identified in the acoustic assessment.

The scheme shall ensure that the rating level of noise emitted from the proposed building services plant is 5 dB less than the prevailing background sound level (LA90) or show compliance with the MCS 020 a) guidance. The scheme as approved by the Local Planning Authority shall be fully installed prior to first operation of the plant and shall be retained as such thereafter. Any agreed attenuation measures shall be permanently maintained in good working condition.

The applicant should review the Planning Noise Advice Document - Sussex, November 2023:  
<https://www.arun.gov.uk/download.cfm?doc=docm93jjm4n19846.pdf&ver=24686>.

Reason:

To protect the amenity of local residents in accordance with the Arun Local Plan policy QE DM1.

CONSHOUR : Hours of working - no CMP

Demolition/construction works shall only take place between 08:00 hours and 18:00 hours (Monday to Friday) and between 08:00 hours and 13:00 hours on Saturday with no activities taking place on Sundays or recognised public holidays. In addition to these hours of working, the Local Planning Authority may approve in writing a schedule of activities where it is necessary to conduct works outside the hours specified in this condition.

Reason:

To protect the amenity of local residents in accordance with the Arun Local Plan policy QE SP1.

## POLICY CONTEXT

Built Up Boundary Area.

Within an area with potentially high ground water.

## DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions and alter to exist builds (res and non-res)
QEDM1	QE DM1 Noise Pollution

[East Preston Neighbourhood Plan 2014 Policy 1](#) Housing - General Principles

## PLANNING POLICY GUIDANCE:

NPPG	National Planning Practice Guidance
NPPF	National Planning Policy Framework

## 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 dwelling located at 34 Angmering Lane. This application seeks planning permission for the replacement of the existing porch with a new front single storey (sunroom) extension, new external windows and doors throughout, new external cladding and render to walls, and new dormers to the east and west elevations. As well as a new air source heat pump on the north elevation/boundary.

The proposed development is sited within a residential area with a wide variety of detached dwellings of varying bulk. The proposed design and alterations to external materials would be in keeping with the established mixed street scene and varying character of the area and would be visible from the street scene.

The proposed front single storey (sunroom) extension would replace an existing porch and increase the width by approximately 0.1m to 3.8m and increase the depth by approximately 0.05m to 4.8m. The existing porch is incorporated within the host dwelling and the proposed front single storey extension would alter the visual appearance from a flat roof to an intersecting hip to hip roof with a maximum height of 3.7m.

The proposed front single storey (sunroom) extension would exceed the Arun Design Guide (ADG) depth of 1.5m, however, it would replace an existing porch of a similar footprint and therefore, would not disrupt the building line or street scene and would be in accordance with Part M of the ADG.

Fenestration to the front elevation would replace an existing double casement glazed door and large single window with a new double casement glazed door flanked by two separate thin vertical windows and would be a slight realignment of the entrance to the host dwelling. The fenestration would be finished in white and be wooden faced with aluminium on the outside. The proposal would be finished with millboard cladding and cement render, painted in the base colour of the millboard cladding (taupe/stone/beige) and tiles to match the existing host dwelling.

The proposal seeks to alter the dormers within the east and west roof slopes from flat roofs to pitched roofs which would be sympathetic to the original form of the roof and reflect the character of the area.

The western elevation comprises of a single flat roofed dormer that would be designed to form three individual gable end pitched dormers connected by a flat roof dormer between. The proposal would increase the total width of the dormer by 0.5m to approximately 9.3m. The central dormer is of a smaller size with an increase in approximate height of 0.6m to 2.2m and a reduction in eaves height of approximately 0.5m to 0.8m to account for the change in roof pitch. The dormers either side would increase in approximate height of 0.9m to 2.5m high and a reduction in eaves height of approximately 0.5m to 0.8m to account for the change in roof pitch.

The proposed central dormer would have an increased depth of approximately 0.7m to 2.4m and the dormers either side would have an increased depth of approximately 1m to 2.7m ensuring a uniformed depth appearance. The central dormer would be set lower into the roof slope at approximately 1.8m from the roof ridge and the dormers either side would be set into the roof slope approximately 1.5m from the roof ridge. The proposed alterations to the dormers would reflect the character of the host dwelling and would not result in harm to the visual amenity of the host dwelling or street scene.

The eastern elevation comprises of three separate dormer units that increase the total width of the three dormers by 0.6m to approximately 11m. Each dormer would increase in depth by approximately 1m to 2.7m and width by approximately 0.6m to 3m. Each dormer would increase in height by approximately 1.2m to 2.8m and a reduction in eaves height of approximately 0.3m to 1m to account for the change in roof pitch. The separation distances between the dormers would reduce by approximately 0.2m to 1.3m but maintain their equal separation distances. The dormers would be set into the roof slope higher by 0.9m at approximately 1.3m from the roof ridge. The proposed alterations to the dormers would remain subservient to the eastern roof slope of the dwelling and would reflect the character and appearance of the host dwelling. As such, the proposed alterations to the dormers would not result in harm to the visual amenity of the host dwelling or street scene.

The proposed air source heat pump (ASHP) would be sited to the northern elevation, behind the garage, and would not be visible from the street scene.

The proposal would not result in harm to the character, appearance, or visual amenity of the street scene and is considered to be in accordance with Arun Local Plan policies D DM1 and D DM4, the ADG and East Preston Neighbourhood Plan (EPNP) policy 1.

**NEIGHBOURING RESIDENTIAL AMENITY**

The proposed ASHP would be located to the side (north) boundary of the host dwelling, sited behind the garage (east flank) and would be set in 3m from the side (north) boundary. Environmental Health have been consulted as part of this application and have raised no objection to the ASHP subject to a condition requiring an acoustic impact assessment to be submitted and approved in writing by the Local Planning Authority. As such, subject to the required condition, the development would not result in unacceptable noise impacts and would be in accordance with Arun Local Plan policy QE DM1.

The proposed front single-storey (sunroom) would be set back from the front (west) elevation by approximately 18m and from the neighbouring side (south) boundary by approximately 12.4m; maintaining the separation distance of the existing porch and there are no proposed works that increase the footprint of the host dwelling. Therefore the proposal would not result in harm to neighbouring residential amenity by way of overshadowing or overbearing.

The proposed alterations are minor in nature and relate to changes to the roof form of the front porch on the west elevation and the dormer windows on both the east and west elevations. The dormers would retain their existing positioning and approximate size, ensuring that the outlook and spatial relationship with neighbouring dwellings would remain unchanged. Therefore, the proposal would not result in harm to neighbouring residential amenity by way of overshadowing, overbearing, or overlooking impacts.

The development would not result in harm to neighbouring residential amenity by way of overbearing, overshadowing, or overlooking. The proposed development is therefore in accordance with Arun Local Plan policies D DM1 and D DM4 and the ADG.

**SUMMARY**

The proposed development is in accordance with 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.

<b>CIL DETAILS</b>
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This application is CIL liable, therefore, developer contributions towards infrastructure will be required (dependent on any exemptions or relief that may apply).

<b>RECOMMENDATION</b>
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**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 Site Plan 02.
- Proposed Floor Plans 04.
- Proposed Elevations 08.
- Proposed Elevations 09.
- Proposed Roof Plan 10.

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 Prior to the installation of a ground or air source heat pump on the site, an assessment of the acoustic impact arising from the operation of all such equipment has been submitted to and approved in writing by the Local Planning Authority. The assessment shall be undertaken in accordance with BS 4142:2014+A1:2019 and shall include a scheme of attenuation measures to mitigate the adverse impacts identified in the acoustic assessment.

The scheme shall ensure that the rating level of noise emitted from the proposed building services plant is 5 dB less than the prevailing background sound level (LA90) or show compliance with the MCS 020 a) guidance. The scheme as approved by the Local Planning Authority shall be fully installed prior to first operation of the plant and shall be retained as such thereafter. Any agreed attenuation measures shall be permanently maintained in good working condition.

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Reason: To protect the amenity of local residents in accordance with the Arun Local Plan policy QE DM1.

- 4 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).

- 5      **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 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 NPPF.