Recommendation Report for Planning Permission

REF NO: **EP/10/12/**

LOCATION: Sansgate
29 The Roystons
East Preston

PROPOSAL: Extension of existing first floor accomodation to include new dormer windows

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The proposal involves the creation of seven separate dormers spread across four slopes of the existing roof and the extension of the main roof over an existing single-storey flat roof garage. The building footprint will not be increased.
SITE AREA	Approximately 870 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	The front of the site is open, the side and rear boundaries are marked by a combination of approximately 1.8 2 metre high timber fencing and hedging.
SITE CHARACTERISTICS	The site is occupied by a detached bungalow dwelling which has an existing loft conversion served by roof lights. Elevation walls consist of painted brickwork, roof is tiled and hipped. Lean-to and conservatory single-storey extensions have been added to the rear. Towards the far end of the rear garden is a swimming pool and associated pool house.
CHARACTER OF LOCALITY	The site is located within the built-up area an a private residential estate that is characterised by detached bungalow dwellings which are set back from the road, with open frontages and landscaping helping to create a verdant and spacious character and appearance.

RELEVANT SITE HISTORY

EP/52/00/	Extension of existing garage	Approve Cond 22-08-2000
EP/67/08/	To extend existing garage along side of property (single storey)	Approve Cond 16-05-2008

REPRESENTATIONS

Representations received:

Awaited.

Three letters of objection:

Dormer windows will overlook in a way that the existing skylights do not. Will not be in keeping with surrounding properties. West facing dormer windows will give uninterrupted views over my garden. Proposed roof extension on southern elevation Will reduce daylight in my kitchen. If work is permitted applicant should be told that no work should be carried out at weekends. A new fence has been installed with the face side towards 29 The Roystons which is the wrong way round. Will overlook No. 7 Selbourne Way. It seems unnecessary to replace existing rear facing roof lights with dormers.

Comments on Representations received:

Noted. Potential overlooking, overbearing and overshadowing impacts will be assessed within the conclusions of this report. The rear dormers allow for an increase in the roof space from the current situation where roof lights are installed. The Local Planning Authority has no powers to stipulate when work can and cannot take place for an application of this nature. Concerns over the new fence are a legal rather than planning matter.

CONSULTATIONS

Consultations responses received:

None.

Comments on Consultation responses:

None.

POLICY CONTEXT

Designation applicable to site:
Within Built-Up Area

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development
	DEV19	Extensions to existing residential buildings

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development

SUPPLEMENTARY POLICY GUIDANCE

EPDS	East Preston Village Design Statement by E P Parish Council

POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual and residential amenity.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

The proposed works will not increase the footprint or the height of the existing dwelling. However, a number of dormers will become visible features within the street scene. A number of nearby properties possess roof dormers and it is considered that the resultant appearance of the building will therefore be in-keeping with the pattern of nearby development. It should also be noted that roof dormers can be formed within the side and rear slopes of the building under householder Permitted Development rights. It is therefore considered that the proposal will not adversely impact upon the character and appearance of the surrounding area.

It is considered that the dormers will relate sympathetically towards the existing building in terms of design and scale. The bulk and mass of the works will be reduced by way of spreading the dormer windows around various roof slopes. The dormers will be raised above eaves height, preventing them from appearing overly dominant within the roof and ensuring visual subservience towards the host building is maintained. The spread of the dormers will maintain the balance and symmetry of the existing building whilst the use of pitched roofing above them will assist in their visual integration within the existing hipped roof.

With regards to the amenities of neighbouring residents, the proposed works are considered to be of limited bulk and will not result in an increase in the height or footprint of the building. This will prevent them from appearing overbearing towards neighbouring properties or from causing undue levels of overshadowing. Outward views from the proposed front facing dormers will be towards the road and not directly into neighbouring property. The north (side) facing dormer will not contain windows. The south facing dormer window will look towards the roof slope of the neighbouring property, any views of other parts of the curtilage being hampered due to being at an oblique angle and the presence of site boundary treatment. Views from the rear facing dormers will be towards the far end of the site and there is considered to be an adequate degree of separation between the windows and the property that backs onto the site to prevent intrusive views.

It is therefore recommended that the application is approved, subject to the following conditions.

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:-

TR/1;
TR/2;
TR/3;
TR/4;
TR/5;
TR/6;
TR/7;

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with GEN7 of the Arun District Local Plan.

3 The materials and finishes of the external walls and roofs of the extensions hereby permitted shall match in colour and texture those of the existing dwelling.

Reason: In the interests of amenity in accordance with policy GEN7 of the Arun District Local Plan.

4 INFORMATIVE: Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

SUMMARY
This planning permission is granted because it complies with the policies listed below in that (the development would not cause any material adverse effect on visual or residential amenity on the surrounding area and its character)and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

LOCAL PLAN: GEN2, GEN7, DEV19

NATIONAL POLICIES: PPS1

EAST PRESTON VILLAGE DESIGN STATEMENT

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.