

Planning, Design & Access Statement

Proposed construction of two dormer extensions and hip to gable roof extension to rear elevation

New Lodge
Sea View Road
East Preston
BN16 1LX



Client: Mr L Gibbs

 Tier Planning
Services

1 Introduction

This Planning, Design & Access Statement has been prepared on behalf of my client Mr L Gibbs to accompany this re-submitted householder planning application. This follows Arun District Council's previous refusal of planning application EP/60/21/HH on the 2nd of August 2021 for a hip to gable extension to the northern rear elevation and the erection of two dormer extensions to the eastern elevation of New Lodge, Seaview Road, East Preston.

This statement describes the planning background pursuant to this application, the details of the development proposed, an alternative roof extension scheme that can be constructed under the fall-back permitted development position and an assessment against current development plan policy. This planning application has been submitted at the same time as a Certificate of Lawfulness scheme for a similar scheme proposing two smaller dormer extensions on the eastern elevation and a hip to gable extension to the northern rear elevation.

This supporting statement seeks to demonstrate that the concerns raised by the Local Planning Authority in their reason for refusal have been addressed through the proposed obscure glazing of the eastern dormer windows and fixing shut these window openings 1.7 metres above the internal floor level. My client is also amenable to a planning condition which requires these windows to be obscure glazed and fixed shut 1.7 metres above the internal floor level.

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2 The Site and Its Surroundings

The existing property is a detached bungalow property which is located on the northern side of Seaview Road. The northern side of the road comprises a mixture of bungalows, many of which have extended into the roof space. The southern side of the road comprises predominantly two storey dwellings. The street scene is therefore considered to be varied in terms of character and appearance.

The building the subject of this application, is orientated to the south with the neighbouring properties of 4 Seaview Road located to the east and 65 Sea Lane located to the west.



3 The Application Proposal

This application seeks the construction of two dormer windows to the eastern roof slope of the dwelling and the construction of a hip to gable extension on the northern rear roof slope of the dwelling. The proposed dormers would include two windows each which would face eastwards and would serve a bedroom and bathroom respectively within the roof space of the dwelling. Four roof lights are also proposed on the western roof slope. The proposed roof lights and four windows formed within the eastern elevation of the dormers would incorporate obscure glazing and would be fixed shut 1.7 metres above the internal floor level to avoid any harmful loss of privacy to the occupiers of the easterly and westerly neighbouring properties.

The submitted plans for this planning application also includes an alternative scheme which comprise two smaller dormers and the rear hip to gable enlargement that would be able to be constructed under the dwelling's permitted development rights. It is understood that the permitted development rights have not been removed from this property and that the scheme shown on Drawing Numbers BSB/21/836/1col, BSB/21/836/2col and BSB/21/836/3col could be built without planning permission under the property's permitted development rights. A separate Certificate of Lawfulness application for this permitted development scheme has been submitted to the Council at the same time as this planning application.

4 Planning Background

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This application has been submitted following Arun District Council's refusal of planning application EP/60/21/HH on the 2nd of August 2021 for the hip to gable extension and erection of two dormer extensions to the eastern side of New Lodge, Seaview Road, East Preston.

The Council's reason for refusing the previous application is set out below:

The proposals will result in significant harmful overlooking impacts from the windows of the dormers into the side neighbours at 4 Seaview Road which would result in significant harmful impacts to the residential amenity enjoyed by this property. The proposals are therefore contrary to policy D DM1 and D DM4 of the Arun Local Plan.

It was also noted that on the previous application, concerns were raised by the occupier of 4 Seaview Road in relation to the loss of privacy from the easterly facing windows within the dormers with a request for these to be made obscure glazed and fixed shut 1.7 metres from the internal floor level.

5 Permitted Development Scheme

In this instance, there is a similar permitted development scheme that would provide a plausible fall-back position for my client should he not obtain planning permission for the

proposed development submitted under this planning householder application. This application for planning permission has been submitted in conjunction with a Certificate of Lawful Development application for proposed development comprising two smaller dormers on the eastern elevation in comparison to the submitted planning application householder scheme and a hip to gable enlargement to the northern rear elevation. A copy of the Certificate of Lawful Development plans has also been submitted with this householder planning application for ease of reference.

The scheme shown on Drawing No's BSB/21/836/1col, BSB/21/836/2col and BSB/21/836/1col illustrates that a hip to gable extension to the northern elevation and two dormers can be constructed within the eastern roof slope under the property's permitted development rights. Schedule 2, Part 1, Class B of the Town & Country Planning (General Permitted Development) Order 2015 (as amended) would therefore enable a similar development to that proposed under this planning application to be constructed as the property's permitted development rights have not been removed. In terms of the permitted development scheme the requirements of conditions in Class B.2c have been met as the Applicant's now proposes to obscure glaze all windows within the dormers and roof lights and fix them shut 1.7 metres from the internal floor level. This is illustrated on the plans submitted.

6 Planning Considerations

Amenity Impacts

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Policy D DM1(3) of the Arun District Local Plan 2018 requires developments to have minimal impact to users and occupiers of nearby property and land. For example, by avoiding significant loss of sunlight, privacy and outlook and unacceptable noise and disturbance.

Policy DM4(c) of the Arun District Local Plan 2018. confirms that when considering applications for extensions and alterations to existing buildings, the Council will require that the extension or alteration does not have an adverse overshadowing, overlooking or overbearing effect on neighbouring properties.

This re-submitted application now proposes the obscure glazing of the proposed roof lights on the western elevation and the windows in the eastern elevation of the side dormers. These roof lights and windows will also be fixed shut 1.7 metres above the internal floor level to ensure no harmful loss of privacy to the occupiers of the neighbouring properties to the east and west. This amendment is considered to overcome the Council's previous reason for refusal in respect of harmful loss of privacy to the neighbouring property to the east. The development would therefore meet the requirements of Policies D DM.1(3) and DM.4(c) of the Arun Local Plan.

Whilst it is noted that the neighbouring property at 4 Seaview Road has a rear dormer which has windows facing the application property, resulting in an existing degree of overlooking between the neighbouring property to the east and the New Lodge, it is recognised that this should not be increased. The re-submitted application therefore addresses the Council's previous concerns relating to loss of neighbouring amenity and meets the local planning policy requirements.

The rear hip to gable would provide a small extension to the roof at the northern rear elevation of the property. Given the small nature of this extension, it is not considered that this would cause any harmful overshadowing to the neighbouring property to the east. The northern first floor window in the gable end extension is sufficiently distanced and at an oblique angle to ensure no loss of privacy to the surrounding neighbouring properties.

In terms of the amenity for the occupiers of the application dwelling, the first-floor bedrooms created in the roof space would have adequate provision to light which would be provided by the first-floor windows in the northern and southern elevations. The rooms would also be adequately ventilated by the windows and roof lights.

Design & Visual Amenity

Policy D DM1 requires development to make the best possible use of the available land by reflecting or improving upon the character of the site and the surrounding area, in terms of its scale, massing, aspect, siting, layout, density, building materials (colour, texture), landscaping, and design features.

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Policy 1 of the East Preston Neighbourhood Development Plan sets out general principles for development within the Parish. Part (i) relates to the scale, density, massing, height, landscape design, layout and materials of development proposals, and how proposals must reflect and enhance the established character of the area.

Policy DM4(a) and (b) requires extensions or alterations to sympathetically relate to and be visually integrated with, the existing building in siting, massing, design, form, scale and materials. The extension or alteration should also be visually subservient to the main building and provide a high standard of amenity.

Within the Officer's Delegated Report relating to application EP/60/21/HH, the Case Officer noted that the extensions were well integrated and sympathetic in design to the host dwelling with no significant adverse impacts on the character of the area. The development was therefore considered to meet the requirements of policies D DM1 and DM4(a), (b) and (e) of the Arun Local Plan and policy 1 of the Neighbourhood Plan. As the development remains similar in scale, design, materials and appearance to the previous scheme, it is considered that the proposed extensions would be subservient to the existing dwelling and would not be

harmful to the character of the area or street scene. The proposal would therefore meet the local planning policy requirements.

7 Conclusion

It has been demonstrated that the Council's previous concerns relating to loss of privacy to the neighbouring property to the west has been overcome through the obscure glazing of the dormer windows and the fixing shut of these windows 1.7 metres from the internal floor level. My Client has also confirmed that he is content for a planning condition to be included on any approval which requires these windows to be obscure glazed and fixed shut 1.7 metres from the internal floor level. The proposed development would not therefore cause any harmful loss of privacy to the amenity of the neighbouring occupiers. It is also noted that adequate light to the bedrooms formed in the roof space would be maintained by the first-floor windows in the northern and southern elevations.

The proposed development is therefore considered to be development plan compliant and acceptable in terms of its impact on the character of the area and to neighbouring amenity.