

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

REF NO: EP/115/21/HH

LOCATION: New Lodge
Seaview Road
East Preston
BN16 1LX

PROPOSAL: Hip to gable roof extension with construction of 2 x side dormer extensions

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The dormers have a height of 2.36m and it is proposed to increase their length from 2.65m to 3.5m. There are two proposed windows to each dormer which will serve two en-suites. The en-suite windows will be obscurely glazed.

RELEVANT SITE HISTORY

EP/60/21/HH	Erection of two side dormers	Refused 02-08-21
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REPRESENTATIONS

East Preston Parish Council - No objection.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built up area boundary.

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

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
DSP1	D SP1 Design

[East Preston Neighbourhood Plan 2014 Policy 1](#)

Housing - General Principles

East Preston Neighbourhood Plan 2014 Policy 2

Design in Character Area One

PLANNING POLICY GUIDANCE:

NPPDG	National Design Guide
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS**PRINCIPLE**

In this case, the key policies are D DM1 and D DM4 of the Arun Local Plan. Additionally, Policy 1 of the East Preston Neighbourhood Development Plan.

Policy D DM1 sets out 13 design aspects of which applications should be assessed against. These include: Character, Appearance, Impact, Innovation, Adaptability, Crime Prevention, Trees, Public realm, Layout, Public Art, Density and Scale.

Policy D DM4 sets out criteria for which applications relating to extensions and alterations of existing buildings must be assessed against. They generally seek to minimise the impact of the proposal on the character of the host dwelling, its neighbours and the locality.

East Preston has a made neighbourhood plan (EPNP) and policies 1 and 2 are of relevance to householder extensions. Policy 1 looks to control general principles relating to householder extensions including character and scale, car parking provision, amenities of local residents and protection of green spaces. Policy 2 provides the areas of character (Area 1) design guidance and seeks to control density, size and outlook.

Arun recently adopted a Design Guide which provides detailed guidance that will help raise design standards across the District. Developments should respond to the distinctiveness and characteristics of their surroundings in terms of scale massing and materials, protect the amenities of occupants and neighbours and seek to minimise energy consumption and improve environmental performance. In this instance, roof extensions should not be visually intrusive or block light into surrounding properties and dormers should be positioned in discreet locations, on the rear of the property wherever possible. In general roof extensions should not detract from the character and appearance of the building and local area.

DESIGN AND VISUAL AMENITY

The proposal will be to the side and due to its location it will be visible to the street scene and the wider area, so will have an impact on the character and appearance of the area. The proposal is to extend on to two dormers, a previous application for the dormers was refused on privacy and overlooking grounds.

This development matches the existing walls, roof and windows of the host dwelling, therefore it will be well-integrated.

The proposal does not result in an adverse appearance on the street scene, or result in a harmful impact upon the host dwelling, and as such, is deemed to be in accordance with D DM1, D DM4(a), (b) and (e) of the Arun Local Plan, Part M of the Arun Design Guide and policies 1 and 2 of the EPNP. It is considered this is achieved, with the addition appearing well integrated and sympathetic in design to the host dwelling.

RESIDENTIAL AMENITY

A previous application EP/60/21/HH was refused on the ground of "significant harmful overlooking impacts from the windows of the dormers into the side neighbours at 4 Seaview Road". Further to that

refusal, this application and another for a Certificate of Lawful Development (EP/113/21/CLP) for the proposed dormers has been submitted. The CLP now accords with policy in that the side facing windows to serve the bedrooms will be obscure glazed and fixed shut below 1.7m. This application also proposes 2 smaller windows to serve en-suites, both of these windows will also be obscure glazed and fixed shut. It is now considered that as the bedroom windows accord with the GPDO and the windows which form part of this application are obscure glazed that there will no longer be any harmful impacts from overlooking from the proposed development.

The extensions to the dormers will be centrally located within the roof plane and within the existing footprint and as such are considered to have no overbearing or overshadowing impacts.

It is therefore considered by virtue of not being overbearing, overshadowing and overlooking that the proposed extensions accords with policy D DM4 (c) of the Arun Local Plan and Part M of the Arun Design Guide.

SUMMARY

The development is deemed to accord with relevant development plan policies and as such is recommended for approval.

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

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.

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;

- Proposed Plans BSB/21/836/
- BSB/21/836/1pla
- Block and Location Plans

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 and D DM4 of the Arun Local Plan and Part M of the Design Guide.

- 3 The 2 east facing en-suite windows hereby approved shall be permanently non-opening and obscurely glazed below 1.7m from finished floor level.

Reason: In the interests of protecting the privacy of neighbouring properties in accordance with policy D DM1 and D DM4 of the Arun Local Plan.

- 4 **INFORMATIVE:** Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. 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 National Planning Policy Framework.