

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

REF NO: EP/11/22/HH

LOCATION: 24 Normandy Lane
East Preston
BN16 1LY

PROPOSAL: Erection of single storey rear extension and external alterations following the demolition of existing rear conservatory/lean to.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposal seeks to erect a single storey rear extension that extends 5.03m off of and 9.3m across the rear elevation. The rear extension features a pitched roof design that reaches a peak height of 4.35m with eaves at 2.565m. This application also seeks to make alterations to the front and side elevations. The proposed works are to be undertaken following the removal of the existing conservatory and lean to.
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REPRESENTATIONS

East Preston Parish Council - Object:

- Erode spatial character of the road, contrary to Policy D DM1.
- Tudor Timber detailing out of character with street.
- Loss of brick frontage would be regrettable.

East Preston Preservation Society - Object:

- Timber detailing out of character with the road.
- Northern vertical roof gable overbearing and obtrusive in street scene.

POLICY CONTEXT

Designation applicable to site:

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)

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

Housing - General Principles

East Preston Neighbourhood Plan 2014 Policy 3

Design in Character Area Two

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
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SUPPLEMENTARY POLICY GUIDANCE:**CONCLUSIONS****PRINCIPLE**

In this case, the key policies are D DM1 & D DM4 of the Arun Local Plan, Policy 1 & 3 of the East Preston Neighbourhood Development Plan. The East Preston Village Design Statement is also a consideration.

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.

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 surrounding buildings. The scale and form of this proposal is similar to that of No. 20 Normandy Lane and as such is in keeping with surrounding buildings. Most of the materials proposed are in keeping with the street except for the Tudor Timber detailing to the front elevation. These are a new addition to the street but are found on the front of the rear neighbour dwellings and as such, found on surrounding buildings. The proposal is compliant with Policy 1 of the East Preston Neighbourhood Development Plan.

Policy 3 of the East Preston Neighbourhood Development Plan sets out the criteria for development within Character Area Two. These ensure that proposals maintain a low building height with no development proposal of more than 1.5 storeys and ensure the roof height is not increased and the basic form of the roof is not altered. In this instance the area is characterised by low height bungalows, the proposal does not exceed the existing height of the dwelling.

The East Preston Village Design Statement Character Area 2 states that materials should be harmonious with the original building. This proposal is not in full compliance with Character Area two of the East Preston Village Design Statement as it does incorporate Tudor Timbers which are inharmonious with the original dwelling. However, given that they are present within the locality and are not a detrimental addition to the host dwelling, the inclusion of these Timbers is not considered grounds for refusal.

Section M of the Arun Design Guide relates to residential extensions, setting out criteria to which the proposed extensions should meet. These predominantly seek to ensure that the proposal appropriately relates to the host dwelling and the area.

DESIGN AND VISUAL AMENITY

The proposed rear extension is to extend 5.03m off of and 9.3m across the rear elevation. The proposal features a pitched roof design that reaches a peak height of 4.35m with eaves at 2.565m. The scale of the proposal is large relative to the host dwelling but remains subservient and visually integrated due to a

lower than existing building height, integrated roof design and mostly matching materials to those found on the existing dwelling. The proposal brings the rear of the property beyond the rear building line of the immediate neighbour dwellings by approx. 1.3m. Although this depth is more than the immediate neighbour dwellings, there are other extensions of similar depth within the locality and there is sufficient retention of rear garden amenity space at 15m. The scale of this proposal is appropriate.

The proposed alterations to the South (side) elevation include weatherboarding, the installation of 2 No. rooflights, the removal of a side door and alterations to the existing windows. These are to consist of appropriate materials, matching those found within the locality and as such, are considered acceptable.

The proposed alterations to the North (side) elevation include weatherboarding, the installation of 2 No. rooflights and alterations to the existing windows. The materials proposed are matching to those found within the locality and as such, are considered acceptable.

The proposed alterations to the front elevation include the removal of the existing central roof chimney, the removal of the small brick feature in the centre of the gable, weatherboarding of the ground floor wall, instalment of a front window feature, alterations to the windows and introduction of Tudor Timber detailing within the gable. The removal of the small brick feature central to the gable is not a significant alteration and considered acceptable. The central chimney is a feature which is found consistently on many neighbouring dwellings down the street however, its removal is not considered a significantly adverse alteration as there are other similar dwellings in the street without this feature including the neighbour dwelling No. 26. The weatherboarding of the ground floor wall is acceptable as it can be seen on many other dwellings within the street. The existing front windows are to feature a grid design and are considered acceptable as they are to consist of matching materials and other dwellings within the locality feature the same grid design. The proposed central bay window feature makes efficient use of the original built form of the front porch and is an acceptable feature. The proposed Tudor Timber detailing is a new feature to the dwelling and within the street however, this material and design can be found on dwellings along the street to the South (Seaview Road) and on the front of the rear neighbour dwellings. Although out of character with the street, it is not out of character with the surrounding area and is not considered grounds for refusal.

The proposed rear extension reaches a height of 4.35m and will be visible from the street as it rises above the existing garage. The built form visible from the front elevation (the street) is lower than the height of the existing roof peak and is set back from the front elevation by 11.7m. The materials proposed for the roof are in keeping with those found on the existing dwelling and within the locality. The proposed rear extensions visual impact on the street scene, is not considered to be significantly adverse.

The proposal is compliant with relevant development policies D DM1 & D DM4 of the Arun Local Plan and Policies 1 and 3 of the East Preston NP.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed rear extension is large in scale. The neighbour dwellings No. 22 and 26 Normandy Lane are at risk when concerning impacts on neighbouring amenity.

The rear extension is to be separated from the southern site boundary by 1.7m. The southern side of the rear extension also features a pitched roof design. The separation of the rear extension from the southern site boundary combined with the pitched roof design and single storey nature of the extension, means there is no obstruction of 45 and 60 degree sightlines from the rear of No. 22 Normandy Lane. As such, there is no adverse impacts by way of overshadowing or overbearing on No. 22 Normandy Lane.

The separation of the rear extension from the northern site boundary is 0.1m. The northern elevation of

the proposal features a gable ended roof design that peaks at 4.4m and has eaves at 2.5m. The proposal projects approx. 1m further to the rear of the property than No. 24 Normandy Lane. The proposal will not intersect the 60-degree rule for rear sightlines as set out by Section M of the Arun Design Guide and as such, will have no adverse impacts by way of overbearing on No. 24 Normandy Lane. There is a rear ground floor window on No. 24 Normandy Lane approx. 1.5m from this site boundary. The proposal will lead to some level of overshadowing at this window due to intersection of the 45-degree rule for light accessibility lines as set out by Section M of the Arun Design Guide. These adverse impacts of overshadowing are not considered significant enough to be grounds for refusal.

The proposal includes 4 No. new rooflights and 5 No. rear glass doors. The 4 No. rooflights are above 1.7m from finished floor level and are not considered to give rise to any adverse impacts by way of overlooking. The 5 No. rear glass doors are at ground level and look out to the rear garden and as such, also do not give rise to any adverse impacts by way of overlooking.

By virtue of not being overbearing, overlooking and not giving rise to significant adverse impacts by way of overshadowing, the proposal is compliant with development plan policies D DM1(3) & D DM4(c) of the Arun Local Plan.

CONCLUSIONS

The application is compliant with relevant development plan policies D DM1 & D DM4 of the Arun Local Plan, Policy 1 and 3 of the East Preston Neighbourhood Plan.

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 roof layout 21-09/P2C
- Block Plan SP2A
- Proposed rear elevation 21-09/P4C
- Proposed front elevation 21-09/ P3C
- Proposed side elevation B 21-09/P6C
- Proposed side elevation A 21-09-P5C
- Proposed ground floor plan 21-09/P1C
- Location Plan 21-09/SP1

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

- 3 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.