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Planning Statement.

Hascombe, Tamarisk Way.

August 2015



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Project Name: Hascombe, Tamarisk Way

Location: Hascombe, 33 Tamarisk Way, East Preston,
BN16 2TE

Client: RSMR Ltd

File Reference: P1222

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1. Introduction

- 1.1. This planning statement has been produced by ECE Planning on behalf of RSMR Ltd in support of their application for extensions and alterations to Hascombe at 33 Tamarisk Way, East Preston, Littlehampton, BN16 2TE. The proposed extensions and alterations to the existing building include the erection of an attached building along the western side of the property, extension to the front and rear of the building and the removal of 7 category C leylandii trees along the eastern boundary of the site.
- 1.2. The proposed extensions and alterations seek to improve the appearance and architectural quality of the building while enhancing the facilities available to current and future occupants of the property. It is contended that these improvements to the appearance and architectural quality will positively contribute to the street scene as a whole.
- 1.3. To enable the delivery of the high quality extensions and alterations to Hascombe, this application seeks Full Planning Permission for the proposed development.
- 1.4. This application for the Full Planning Permission is Supported by the following documents and drawings/plans:
 - **Existing Drawings**
 - **Proposed Drawings**
 - **Planning Statement**
 - **Tree Survey/Report**
 - **Ground Condition**

2. The Property

2.1. Location

- 2.1.1. The property is located within the Willowhayne, which is a private seaside estate on the coast of Rustington/East Preston.
- 2.1.2. East Preston lies between Chichester and Worthing with good commuting links to cities such as Brighton, London, Portsmouth and Southampton by train through Angmering Station, 1.43km from the property.

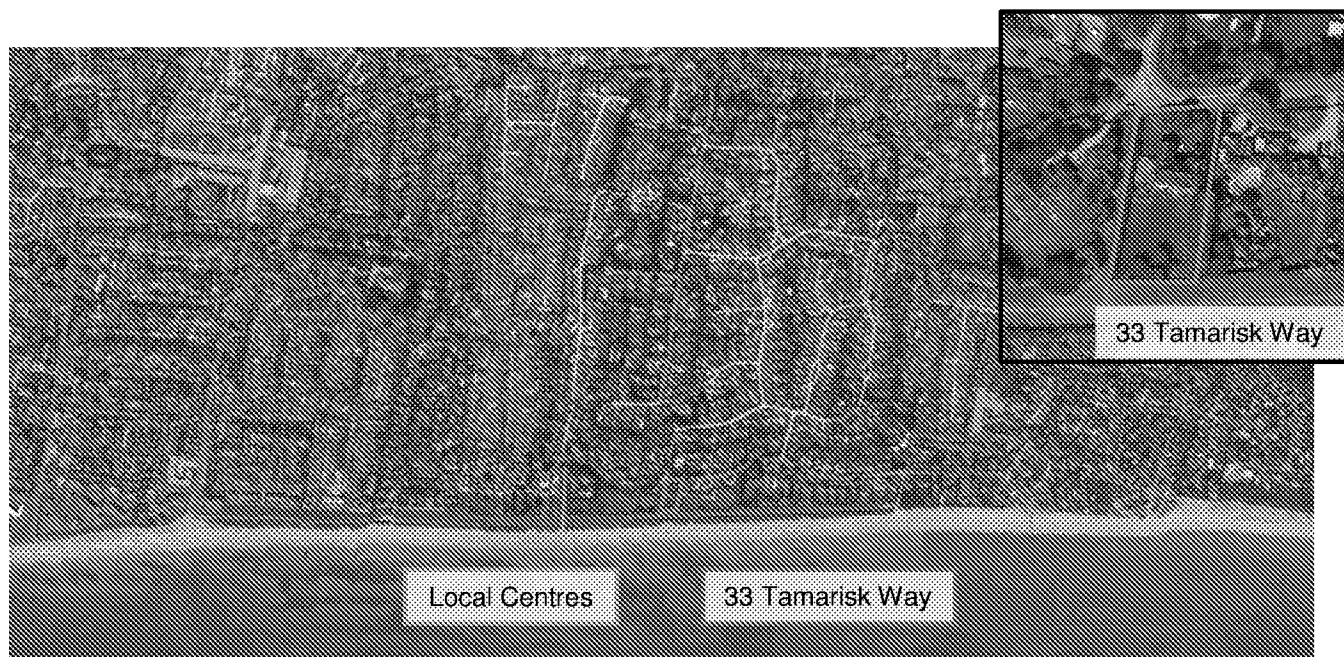


Figure 1 - Property Location

- 2.1.3. As shown in Figure 1, the property (red) is in a prime location on the seafront in Angmering-on-Sea in East Preston. Churchill and Broadmark Parade (western centre), adjoining The Street and Broadmark Lane respectively serve as the larger local centre for East and West Preston, with Sea Road serving as a smaller centre more accessible for Tamarisk Way (eastern centre). A larger centre is provided slightly further afield in Littlehampton.

2.2. Description of the Property

- 2.2.1. The property is a large two storey house, with a second floor loft room, which dates back to the 1930s and has a total of 6 bedrooms and 5 reception rooms, totalling an approximate 5,700 sq ft of interior space. The property also features a south facing garden with fronts directly onto the beach. The front of the property constitutes a large area of hard landscaping used as an in-out driveway, with the entrance and exits either side of a small group of trees at the very front of the property, which act to conceal the property from the road.
- 2.2.2. The exterior appearance (refer to figure 2) represents a large 1930s design and the size of the property is reflected by those on the southern side of Tamarisk Way, backing onto the beach. The styling of housing along Tamarisk Way is fairly inconsistent, featuring a variety of styles with properties such as 21 Tamarisk Way standing out with designs which are uncharacteristic for the area.

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- 2.2.3. Tamarisk Way's prevailing characteristic is the size of the houses built along it, with all the houses on the southern side being particularly large, partly as a result of the substantial amount of extensions added to the properties, outlined within the Planning History section of this Planning Statement.



Figure 2 -- Hascombe as existing.

3. Planning History

- 3.1. Although the site itself has no recorded planning history as of yet, a substantial amount of the other properties along Tamarisk Way have planning history which is relevant to the proposal and should be taken into consideration during the decision process. Due to the quantity of previous applications for substantial extensions only select applications in the past 10 years have been listed - Relevant applications include:
- 3.1.1. 14 Tamarisk Way; **Front extension to form attached double garage.** Application number: EP/78/15/HH. The application was granted conditional **approval** on **30/07/15** and although it is smaller in massing than the other applications listed it is very obvious when viewed from the street, and is a very recent application.
- 3.1.2. 34 Tamarisk Way; **Single storey extensions & two storey extension with revised external materials.** Application number: EP/16/15/HH. This application was conditionally **approved** planning permission on **08/04/15**. The extensions represent a substantial amount of additions to the property, not overly dissimilar from the proposed extension to 33 Tamarisk Way. The proposed extension to the northern side of the house is very extensive, completely altering the massing of the building.
- 3.1.3. 23 Tamarisk Way; **Side extension over flat roof terrace, insertion of new dormer construction in existing roof pitch to front of property & construction of new boundary wall with gates.** Application number: EP/36/14/. Akin to the 34 Tamarisk Way application EP/16/15/HH, this application proposes major changes that will drastically affect the buildings massing and its appearance. The application was granted conditional **approval** on **23/04/14**.
- 3.1.4. 3 Tamarisk Way; **Extension to north and south elevations and alterations.** Application number: EP/99/13/. The application was conditionally **approved** on **04/10/13**. The proposed extension to the southern side of the property is very large and is viewable by the public from the heavily used public footpath running along the southern border of the house.
- 3.1.5. 6 Tamarisk Way; **Proposed two storey pitched roof rear extension to form kitchen/day room with bedroom over.** Application number: EP/105/12/. This application was decided on **04/12/12**, and was granted conditional **approval**. The proposed extension has a considerable effect on the southern side of the property, adding a significant chunk to the building, which has a higher roofline than the rest of the building.
- 3.1.6. 24 Tamarisk Way; **Two storey extension, single storey rear extension and loft conversion.** Application number: EP/54/07/. This application was conditionally **approved** on **05/06/07**. The extension has had a large impact on the massing of the property, pushing it very near the eastern boundary and its eastern neighbour, 22 Tamarisk Way, who is very close to their western border. The extension is also 2 storeys so there is a chance of overlooking as a result of it.
- 3.1.7. 34 Tamarisk Way; **Proposed first floor rear extension over existing ground floor footprint.** This application was conditionally **approved** on **05/10/05**. The proposed extension has a considerable impact on the building, significantly altering its size.
- 3.2. Due to the quantity and scale of approved applications for extensions on Tamarisk Way it is considered that the extension proposed, being of similar scale to previous extensions listed which have been approved, will in turn be looked upon favourably during the decision process.

4. The Proposal

- 4.1. This application for Full Planning Permission, seeks extensions and alterations to the existing house at 33 Tamarisk Way. The proposal represents a sustainable approach to the reuse of the existing structure. As a result of the proposal being an extension rather than a demolition and rebuild there will be a decrease in the movement of goods along the quiet private road of Tamarisk Way and also a faster construction, both of which will result in a decreased disturbance to neighbouring properties.
- 4.2. The proposed elevations for the extensions are as follows:

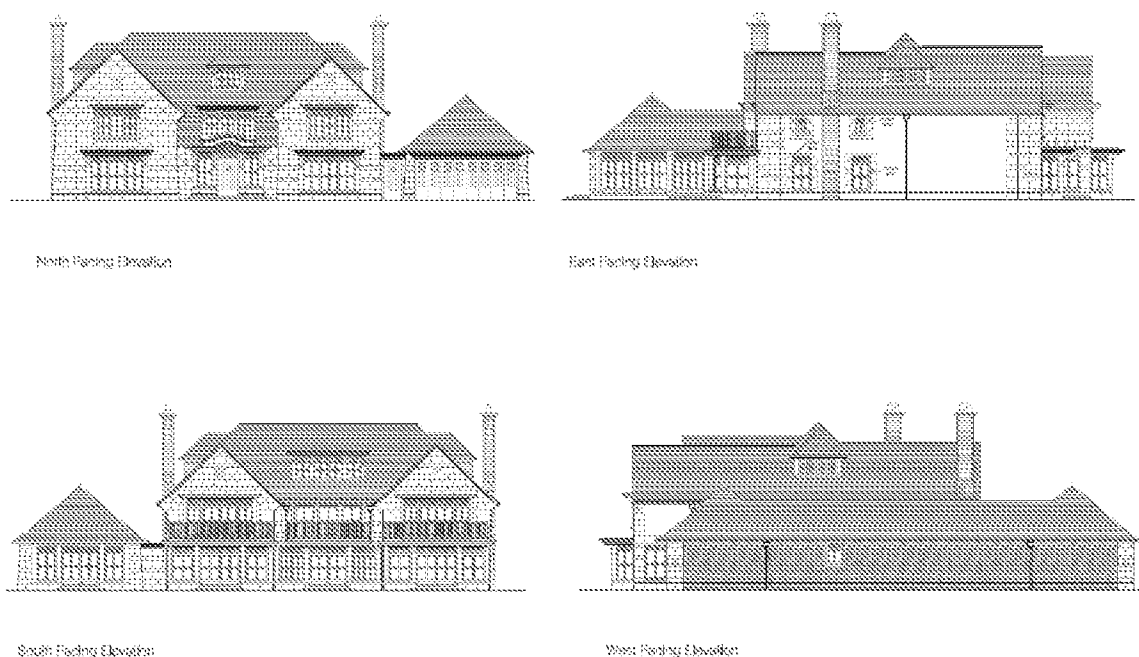


Figure 3- Elevations

- 4.3. The extensions to the property have been designed sympathetically with regard to the architectural styles of the surrounding properties, particularly those on the southern side of Tamarisk Way. Additions to the property include the single storey building running along the western side of the property, extensions to the central and eastern frontage of the building and an extension to the rear of the property, with the provision of balconies.
- 4.4. While in keeping with the older architectural styles of the area, the extension will also result in the refurbishment of an otherwise dated building whilst providing plenty of interior space. The building will remain at the same height to prevent any overlooking and will also step down towards the western border.
- 4.5. The extensions and alterations will result also in a significant improvement to the visual amenity and materiality of the property, utilising a very high quality palette of local stone and timber to produce the very highest quality development, consistent with the Willowhayne.

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- 4.6. The western boundary flanks a public footpath which is over 8m wide, separating Hascombe from the neighbouring property, which subsequently has trees along that eastern border of its garden, further reducing any kind of overlooking. The proposed development will have a minimal impact on the distance of the building from the eastern boundary, exceeding requirements in the local plan with a distance of 2.7m from the boundary.
- 4.7. The property will predominately be hidden from Tamarisk Way, which is a private road, by the large trees and hedges/scrub in front of it. The proposal will also consist of the removal of the 7 leylandii along the eastern side of the garden, which currently block light into the neighbouring property, 31 Tamarisk Way.



Figure 4 Front Elevation as Proposed

5. Policy Overview

5.1. Introduction

- 5.1.1. A key role of the planning system is to regulate the development and use of land in the public interest. At the heart of the planning framework are Statutory Development Plans, which seek to guide the decision making process. Section 30 (6) of the Planning and Compulsory Purchase Act 2004 requires, that where the Development Plan contains relevant policies, and application for planning permission shall be determined in accordance with the Development Plan, unless material considerations indicate otherwise.
- 5.1.2. In this case, the Development Plan comprises the Saved Policies of the Arun Local Plan 2003 and the Arun Local Plan 2011-2031 Publication Version. The National Planning Policy Framework (NPPF) and relevant Supplementary Planning Guidance are also material considerations. Due to the stage of its development, the proposed submission District Local Plan should also be given material consideration.
- 5.1.3. This section considers how the proposed development complied with both National and Local Planning Policy.

5.2. National Planning Policy Framework (NPPF)

- 5.2.1. The NPPF is a material consideration in the determination of planning applications.
- 5.2.2. Firstly, paragraph 14 of the NPPF places a presumption in favour of sustainable development that is the basis of every plan, and every decision. Paragraph 14 states that;

*At the heart of the National Planning Policy Framework is a **presumption in favour of sustainable development**, which should be seen as a golden thread running through both plan-making and decision-taking.*

*For **decision-taking** this means:*

- *approving development proposals that accord with the development plan without delay; and*
- *where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:*
 - *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or*
 - *specific policies in this Framework indicate development should be restricted.*

- 5.2.3. The proposal is considered to represent sustainable development and therefore a presumption in favour of approval should exist for this application.
- 5.2.4. The NPPF provides clear guidance to planning authorities on how to consider design in policy terms, with section 7 providing the following framework against which to consider design quality. Paragraph 58 of the NPPF states that:

Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics. Planning policies and decisions should aim to ensure that developments:

- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;*
- optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;*
- respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;*
- create safe and accessible environments where crime and disorder, and fear of crime, do not undermine quality of life or community cohesion; and*
- are visually attractive as a result of good architecture and appropriate landscaping.*

5.2.5. These design related requirements have fully informed the design of the proposed development. Those proposed interventions fully respond to the context of the site, providing for a design solution of high architectural quality that considers the built form, natural and conservation context of the surrounding area.

5.2.6. Paragraph 17 provides the 12 key principles that should underpin plan making and decision taking;

- Be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and neighbourhood plans setting out a positive vision for the future of the area. Plans should be kept up-to-date, and be based on joint working and co-operation to address larger than local issues. They should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency;*
- Not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives;*
- Proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities;*
- Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;*
- Take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it;*
- Support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing*

resources, including conversion of existing buildings and encourage the use of renewable resources (for example, by the development of renewable energy);

- Contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework;*
- Encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value;*
- Promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as for wildlife, recreation, flood risk mitigation, carbon storage, or food production);*
- Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations;*
- Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable; and*
- Take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.*

5.2.7. The proposed extensions are considered to be fully consistent with these principles, creating high quality design and a good range of facilities for all current and future occupants of the property. The building sits within a sizeable plot of land and the proposed extension presents a more effective use of this land.

5.2.8. The NPPF provides clear guidance to planning authorities on how to consider design in policy terms, with section 7 providing the following framework against which to consider design quality. Paragraph 58 of the NPPF states that;

Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics. Planning policies and decisions should aim to ensure that developments:

- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;*
- optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;*
- respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;*
- create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and*
- are visually attractive as a result of good architecture and appropriate landscaping.*

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- 5.2.9. These design related requirements have fully informed the design of the proposed development. The proposed extensions fully respond to the context of the site, reflecting the architectural styles and massing of nearby properties, providing for a design solution and materiality of the highest architectural quality that considers the built and natural context of the surrounding area.
- 5.2.10. Overall, it is concluded that the proposed extensions comply fully with the policy objectives of the National Planning Policy Framework. The proposal is considered to enhance the architectural quality of the existing property and provide an abundance of facilities to all current and future occupants of the property.

5.3. National Planning Practice Guidance (NPPG)

- 5.3.1. The National Planning Practice Guidance (NPPG) supplements those overarching objectives of the National Planning Policy Framework. The guidance provided by the NPPG has been considered fully, alongside the corresponding sections of the National Planning Policy Framework, in the preparation of this application for the extension of Hascombe. In this regard it is considered that the proposed development complies fully with the guidance provided by way of the National Planning Practice Guidance.

5.4. Strategic Planning Policy – The Emerging Arun Local Plan 2011-2031

- 5.4.1. The Arun Local Plan 2011-2031 Publication Version sets out the Council's vision for the development of Arun up to 2031.
- 5.4.2. Policy D SP1, Housing Mix, states how '*all development proposals should be of good quality and demonstrate high standard of design*'. The proposed extensions will greatly enhance the standard of design, creating a building with far more architectural value than what it was previously. Crucially however, Policy D SP1 goes on to state how '*All development proposals must consider the efficient use of land, layout, landscape and its setting, density, mix, scale, massing, materials, finish, architectural details and nearby inhabitants*'.
- 5.4.3. The proposed development responds directly to this policy, with the more efficient use of land through a larger massing and scale, responding better to, and becoming of commensurate size to, its surrounding properties. The use of quality materials such as timber and stone in the extension of Hascombe will help it respond far better to its surrounding properties than it currently does with its plain render finish, significantly enhancing its appearance.
- 5.4.4. Policy D DM1, Aspects of Form and Design Quality, notes the aspects the council will have regard to when considering a development, those which relate to the extension of Hascombe are:

1. Character

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.

2. Appearance/attractiveness

Demonstrate a high standard of architectural principles, use of building materials, craftsmanship and hard and soft landscaping.

3. Impact

Have minimal impact to users and occupiers of nearby property and land. For example, avoiding the loss of sunlight/over-shadowing, over-looking issues, loss of privacy, anti-social noise/disturbance or having an over-bearing presence.

8. Solar gain

Within the constraints of the site and local context development proposals should, maximise sunlight and passive solar energy. Ideally development should be positioned (within a 15-20 degree margin) broadly south, with streets having an east-west pattern.

14. Scale

The scale of development should keep within the general confines of the overall character of a locality unless it can be demonstrated that the contrary would bring a substantial visual improvement. Developers will be expected to prepare development briefs for strategic and other large sites identified by the Council, in consultation with communities and relevant bodies. Each brief will provide criteria and principles for development. Development briefs will be a material consideration in planning applications and will inform pre-application discussions. Developments with respect to all of the above shall also be consistent with all other Local Plan policies.

- 5.4.5. The development seeks to make the most effective use of the land, extending to the side with a subservient extension attached to the main building to provide extra facilities to the occupants of the house. The building will better respond to the character of the area with the proposed extensions, reaching the size and scale of other comparable properties on Tamarisk Way, such as numbers 31, 29, 27, 25, 19 and the newly built number 3 Tamarisk Way, to name a few – responding to the issue of scale and how it fits within its locality.
- 5.4.6. The new extensions also incorporate design features which give the property a period feel and character through the use of stone, timber and the styling of the windows and railings, depicted in the north and south elevation paintings submitted alongside this statement. The use of these materials and the appropriate size of the property appeals to the aspect of Appearance/Attractiveness and the Character of the building.
- 5.4.7. The development has been designed to have a negligible impact on the surrounding properties; this has been achieved through the careful and intricate design of the extensions, preventing overlooking and the loss of light into neighbouring properties. Vast amounts of additional light into the neighbouring property, number 31 Tamarisk Way, will be achieved through the removal of the 7 unsightly (Category C) Leylandii trees along the eastern border of the garden. As such, it is considered that the proposed extension is fully compliant with policy D DM1.
- 5.4.8. Policy D DM4, Extensions and Alterations to Existing Buildings, states that the council's requirements for extensions and alterations to existing buildings are that:
- the extension or alteration sympathetically relates to and is visually integrated with, the existing building in siting, massing, design, form, scale and materials;*
 - the extension or alteration is visually subservient to the main building and provide a high standard of amenity;*
 - the extension or alteration does not have an adverse overshadowing, overlooking or overbearing effect on neighbouring properties;*
 - in streets characterised by relatively small gaps at first floor level between buildings, any extension or alteration at first floor level does not come to within a minimum of one metre of the side boundary and;*
 - the extension or alteration does not compromise the established spatial character and pattern of the place but is instead a positive addition.*

- 5.4.9. The extensions to the property will not result in any overlooking to either neighbouring property, as result of using opaque glass on all the additional eastward facing windows being added as part of the proposal. Furthermore, the presence of the public right of way to the west being over 8m wide bordered with trees along the other side, this mitigates fully any kind of overlooking to the west.
- 5.4.10. In relation to overshadowing, the proposed extension will project 4.5m to the south of the existing property on its eastern boundary (3.3m from the boundary itself). The extension is not however considered to result in any harmful levels of overshadowing, particularly by reason of the orientation of the site, size of the rear amenity space for the neighbouring property and proximity of the adjacent dwelling itself. The nearest main section of the dwelling to the west is approximately 25m east of the proposed extension with the swimming pool 10m from the development proposed.
- 5.4.11. Further to the above points, the proposed loss of the 7 Leylandii trees (TL14) will lead to a significant improvement to daylight and sunlight to the rear garden of 31 Tamarisk Way, which will result from the proposed application.
- 5.4.12. Overall, the property will act as a positive addition to Tamarisk Way, meeting a familiar scale and character of numerous other buildings along the road.
- 5.4.13. In addition to being subservient, the sympathetic design of the extensions and alterations will provide a face lift to the property and greatly improve its appearance, raising its architectural and material quality so that it may relate better to those existing buildings on the southern side of Tamarisk Way.
- 5.4.14. The extension will provide a very high quality living environment for future occupants of the property, with the highest standard of design ensuring longevity of the building, reflected in paragraph 13.4.1 of the Local Plan, stating how *'the council is committed to achieving good design in all new development and spaces, including extensions and alterations to buildings'*.
- 5.4.15. Policy W DM2, Flood Risk, it should be noted that the Environment Agency flood map indicates that the very southern tip of the garden is at risk of flooding, identified as flood zone 3. However, it should also be taken into account that the garden is some 40m in length, putting the area at risk a fair distance from the building, and that the extension does not come into contact with the flood zones.
- 5.4.16. The flood risk assessment and drainage strategy submitted in support of this application confirms that the property is not at risk of flooding.
- 5.4.17. It is considered that the proposed development fully complies with the Emerging Arun Local Plan 2011-2031.

5.5. Strategic Planning Policy – Arun District Local Plan 2003

- 5.5.1. The Arun District Local Plan 2003 was the key planning document for the years 2003-2011 and set out the council's vision for development.
- 5.5.2. Within the Local Plan, Policy GEN7 relates to the form of new development and states that:

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Planning permission will only be granted for schemes displaying high quality design and layout. Development proposals involving new buildings or significant extensions or alterations must be accompanied by an illustrated written analysis of the site and its immediate setting, together with its relationship with the relevant townscape, landscape, wildlife and movement characteristics of the wider area.

5.5.3. Policy GEN7 states how development will be granted planning permission provided that it:

- (i) makes efficient use of land or buildings and, in the case of new residential development, achieves net densities of at least 30 dwellings per hectare;*
- (ii) demonstrates that it responds positively to the identified characteristics and resources of the site and the area to create attractive places and spaces with the needs of people in mind and respects and enhances local distinctiveness;*
- (iii) promotes sustainable development, including the effective use and conservation of energy and reducing the need to travel, particularly by private car;*
- (iv) does not have an unacceptable adverse impact on adjoining occupiers, land, uses or property and, where relevant, facilitates the development of adjoining sites;*
- (v) takes account of any unacceptable adverse impacts that may arise from adjoining land uses or property;*
- (vi) retains significant open or wooded areas which, in their own right, make a material contribution to the local environment;*
- (vii) allows for the safe movement of pedestrians and vehicles, giving priority to pedestrians;*
- (viii) provides for vehicle parking in accordance with Policy GEN12 and Appendix 2 and open space in accordance with Policy GEN20.*

In all cases, the District Council will expect a high standard of design and layout and all applicants will be encouraged to improve the visual amenities of the particular locality in scale, external appearance, hard and soft landscaping and materials.

5.5.4. As set out previously it is considered that the proposed extension responds fully to its surroundings and is therefore considered fully compliant with Policy GEN7.

5.5.5. Policy DEV19, Extensions to Existing Residential Buildings, states how planning permission will be granted for extensions provided that:

- (i) the extension sympathetically relates to and is visually integrated with, the existing building in siting, design, form, scale and materials;*
- (ii) the extension is visually subservient to the main building;*
- (iii) the extension does not have an adverse overshadowing, overlooking or overbearing effect on neighbouring properties;*
- (iv) in streets characterised by relatively small gaps at first floor level between buildings, any extension at first floor level does not come to within a minimum of one metre of the side boundary;*
- (v) the extension does not compromise the established spatial character and pattern of the street.*

5.5.6. Similar to Policy D DM4 of the emerging Local Plan, It is strongly suggested that the proposals have been designed to sustain and enhance the existing property, complying with all of the aforementioned criteria.

5.6. East Preston Neighbourhood Plan 2014-2029

- 5.6.1. The East Preston Neighbourhood Plan form part of the Development Plan is a material consideration in the determination of this application and therefore we have considered the relevant policies.
- 5.6.2. Policy 1 of the East Preston Neighbourhood Plan states that development proposals will be supported, provided that:
- i. the scale, density, massing, height, landscape design, layout and materials of all development proposals, including alterations to existing buildings, reflect and enhance the architectural and historic character and scale of the surrounding buildings;*
 - ii. they meet the adopted car parking standards, whereby the amount and method of parking provision should not adversely affect road safety, or result in unacceptable levels of on-road parking demand;*
 - iii. where proposals for the use of a dwelling as a commercial holiday letting would amount to a change of use which requires planning permission they demonstrate that they will not harm the amenities of the local residential area; and*
 - iv. they retain amenity land, incidental open spaces and roadside verges unless Policy 5ii applies.*
- 5.6.3. It is strongly considered that the proposed extensions and alterations comply fully with Policy 1; the extensions will result in a scale and massing that reflects fully those properties within its locality. In addition, the proposed development will result in the refurbishment and revitalisation of an otherwise dated property, providing an impressive range of facilities for all current and future occupants.
- 5.6.4. The proposed architectural style and materiality of the proposed development is far more in line with its surroundings than the somewhat dated and bland appearance of the current building. The proposal will materially enhance the architectural character of the area.
- 5.6.5. Tamarisk Way is identified on the proposals map as being included in Design and Character Area One, affected by Policy 2. Policy 2 states that development proposals will be supported provided the scale, density, massing, height, landscape design, layout, materials, including alterations to existing buildings will:
- i. preserve the street scene and avoid any increases in density that would be harmful to the character of the area; and*
 - ii. protect the view from the beach.*
- 5.6.6. It is considered that the proposed development is fully compliant with these policies; the development will refurbish the building and bring it to quality standard similar buildings on the street, preserving the street scene and is not considered to have an adverse impact on the view from the beach.
- 5.6.7. It is acknowledged within paragraph 4.25 that '*Large houses can be appropriate in this area, but their scale should be proportionate to the size of their plot. Large houses on small plots are to be avoided. Care should be taken when extending houses to ensure that they remain proportionate to their site.*'
- 5.6.8. It is strongly considered that with the addition of the extension, the building's scale will be far more proportionate to its surroundings and to its 0.58 acre plot and results in a building entirely proportionate to its plot size and neighbours.

6. Planning Appraisal

6.1. Introduction

6.1.1. The following areas are considered most pertinent in the consideration and determination for this application for extensions and alterations to the existing Hascombe, Tamarisk Way.

- **Principle of development**
- **Design, Form and Appearance**
- **Impact on Amenity**
- **Other Matters**

6.2. Principle of Development

6.2.1. The proposed development for which this application seeks Full Planning Permission represents extensions and alterations to the existing building that forms Hascombe, providing multiple new facilities for current and future occupants of the property, which is acceptable in principle in planning terms.

6.3. Design, Form and Appearance

6.3.1. The architectural approach that has been adopted within the proposed development consists of a high quality design that allows the proposal to blend with the properties already present on the street. It is considered that the proposed development makes efficient use of the development site while not having an adverse impact on its surroundings.

6.3.2. The proposal would result in significant improvements to the appearance and materiality of the building, introducing natural stone and timber windows and detailing to reinforce local distinctiveness and enhance the architectural quality and character of the building and area more generally.

6.3.3. The proposed development results in a scale of property that is entirely appropriate for the large plot within which it is positioned. Furthermore, the proposed alterations will result in a property that is entirely concordant with neighbouring property scales as shown clearly on the streetscene elevation below (submitted also as part of this submission)

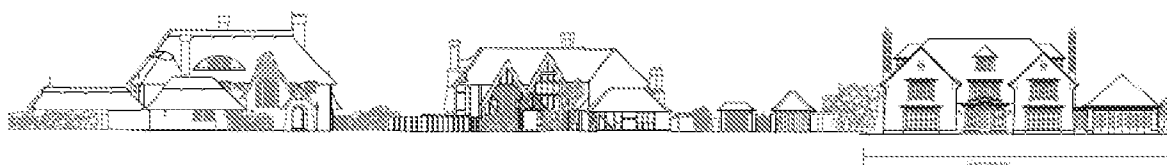


Figure 5 Streetscene Elevation showing development proposal in context

6.3.4. Overall, the proposed design of the extensions and alterations are considered to significantly enhance the architectural quality of the property and visual amenity of the local area more generally as shown on the image below at figure 4.

6.3.5. The design fully compliments this character area of the Willowhayne and provides for a dwelling of significant quality to the wider benefit of the area.

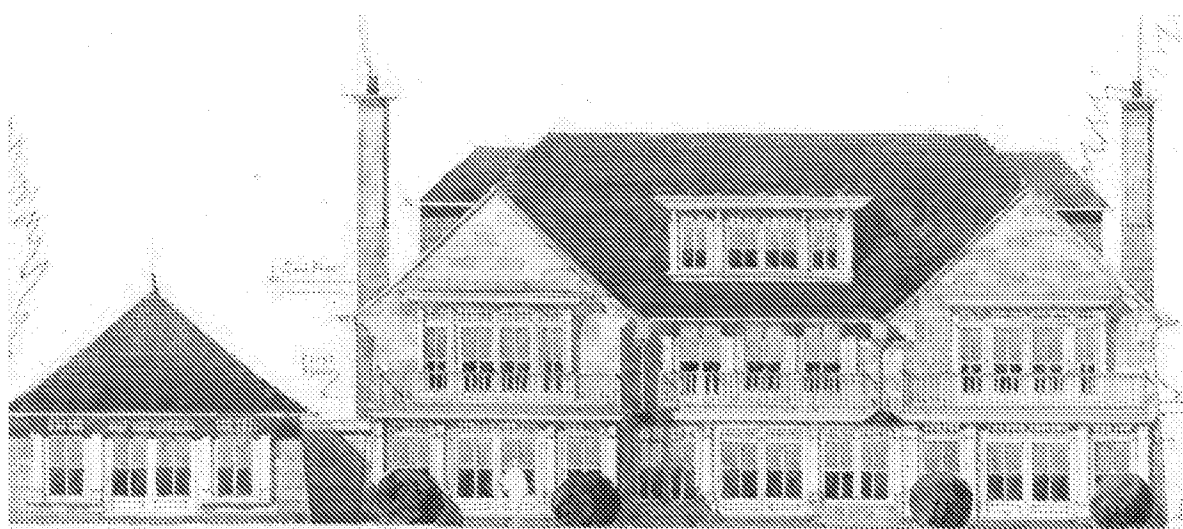


Figure 6 Rear Elevation as proposed.

- 6.3.6. The proposed loss of the poor quality (Category C) *Leylandii* trees (TL14) as shown in the photograph below are not considered to harm the character or amenity of the locality and will indeed result in significant increases to sunlight and daylight to both the application property and the neighbour to the east.



Figure 7 *Leylandii* Trees

6.4. Impact on Amenity

- 6.4.1. As set out previously the proposed extensions and alterations are not considered to have any adverse impact on the amenity of neighbouring occupiers. The extensions have been designed to prevent undue overlooking, without introducing any new window positions on the east or west elevations.
- 6.4.2. In relation to any potential overshadowing the modest increase in depth to the south of the property to the eastern side is not considered to have any adverse impact on either the neighbouring dwelling to the east or indeed its external amenity space.

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- 6.4.3. The neighbouring dwellings swimming pool area; the nearest development to the proposed extensions is currently overshadowed by the 7 tall Leylandii trees to the eastern boundary that are proposed to be removed as part of this application.
- 6.4.4. The net result would be a significant increase in afternoon and evening sunlight to this area of the adjacent property, materially improving the resident's amenities in this regard.
- 6.4.5. Overall, the proposed development is considered to result in no adverse impact on residential amenity and indeed will result in significant improvements to available sunlight to the property to the east, facilitated by the removal of the 7 large Leylandii trees.

6.5. Other Matters

- 6.5.1. It is considered that little weight should be given to the removal of the 7 Leylandii trees. The trees are Category C as considered fully in the accompanying Arboricultural survey, carrying little significance and are largely not viewable to the public.
- 6.5.2. The positives are considered to significantly outweigh the negatives of removing the trees as they will result in substantially more light entering the gardens of both Hascombe and 33 Tamarisk Way.
- 6.5.3. Furthermore, additional new planting will be proposed, which can be secured by appropriately worded condition.
- 6.5.4. The dwelling itself is not located in a Flood Zone and foul and surface drainage available for the existing dwelling will be acceptable also for the extended property.

7. Conclusions

- 7.1. The proposed extensions to Hascombe are considered to provide for the highest quality architectural solution that enhances the appearance of the building while preserving and maintaining the special character of Policy AREA1. The extensions will provide extra facilities suitable for the current needs and needs of future occupants of the property.
- 7.2. The extensions have been designed to blend sympathetically with their surroundings, visually integrating with the street scene and enhancing the visual amenity of the area more generally through the highest quality architecture and use of natural materials. The extensions have been designed to be subservient to the main dwelling, consistent fully with policies of the Development Plan, including the East Preston Neighbourhood Plan.
- 7.3. The proposal is not considered to have any adverse impacts on its surroundings or neighbouring properties. Furthermore, it is strongly contended that the proposal will be beneficial to 31 Tamarisk Way, the eastern neighbour, as the removal of the 7 large category C Leylandii trees along the eastern border of the garden will allow for substantially more light into their garden. Privacy will be retained, with no further windows introduced from existing to the east and west.
- 7.4. In summary we consider that the alterations and extensions to the existing building will result in a significant enhancement to the overall composition of the property consistent with the aims and objectives of the Development Plan.
- 7.5. We therefore trust you will be able to support our proposals and approve this householder planning application.