

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

REF NO: EP/126/20/HH

LOCATION: 56 Angmering Lane
East Preston
BN16 2TA

PROPOSAL: Resubmission (EP/37/20/HH) of proposed extensive refurbishment of existing 2-storey dwelling to include, single storey side/rear extensions, 2-storey rear extension, roof extension and front double garage

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to modernise the host dwelling by way of various extensions and alterations. This includes the construction of single storey side and rear extensions, a two storey rear extension, roof extensions and a front double garage. This application follows previously refused application EP/37/20/HH which sought to perform similar extensions. The main difference between the two applications is the design of EP/126/20/HH as it is of a more traditional appearance, through its appearance of using a pitched roof.
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RELEVANT SITE HISTORY

EP/37/20/HH	Single storey side/rear extension, part two storey rear extension rear extension, raising of roof height to create a second floor and front double garage.	Refused 01-06-20
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REPRESENTATIONS

East Preston Parish Council - Objection.

- The proposal has a significantly harmful impact upon the character of the street scene and its wider locality.
- The proposal does not improve upon the character of the site or the surrounding area.
- The proposal does not sympathetically relate to the host dwelling, nor is it integrated with the host dwelling.
- The proposal does not respect the architectural or historic character of the area, or the scale of the local building.
- The proposal is overdevelopment.
- The proposal is not an acceptable extension as being of over two storeys, as the proposal will appear much higher.

The proposal will result in a harmful impact upon the privacy of neighbouring dwellings.

- The proposal will be out of character with the host dwelling, and those dwellings within the area.
- The proposed garage is sited in front of the host dwelling, and will therefore have a harmful impact upon the spatial pattern of the area.

East Preston and Kingston Neighbourhood Development Plan - Objection

- The proposal is of a design out of character with the area.
- The proposal would appear out of place on its site and detract from attractiveness of its surroundings.
- The proposal would result in a loss of amenity to the neighbours.
- The proposed garage is forward of the building line.
- The proposal does not integrate with the host dwelling.
- The garage would harm the character of the area, as there are large windows in the front elevation.

5 letters of objection:

- The street scene would be altered as a result of this development.
- The addition of another floor would overshadow neighbouring dwellings.
- The garage is in front of the building line.
- The proposal will result in a loss of privacy to neighbouring dwellings.
- The floor area is greater than that of the host dwelling.
- The windows will dominate the street scene.
- There is a restrictive covenant in place to prevent development forward of the building line
- The proposal is a major overdevelopment of the site.
- The proposal would result in the creation of a mansion.
- The proposal will create large expanses of glass facing the street scene.

Agents supporting comments:

- The host dwelling has the smallest footprint in the area.
- The proposed roof design is typical of the area.
- The proposal is a fair distance from both side boundaries.
- There are dwellings in the area of a similar design.
- The area has a mixed character.
- There are examples of glazed frontages in the area.

OFFICERS COMMENTS ON OBJECTIONS RAISED:

Comments noted. The comments raised will be addressed in the conclusion section. Land covenants are not a planning consideration.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Designation applicable to site:

Within 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

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 and 2 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.

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 2 of the East Preston Neighbourhood Development Plan sets out the criteria for development within Character Area One. These ensure that proposals preserve the character of the street scene, and resist any increases in density that would alter this character. It also seeks to avoid apartment block development, and protect the view from the beach.

DESIGN AND VISUAL AMENITY

This application follows previously refused application EP/37/20/HH, however, it is of an altered design. This change primarily relates to the way that the third storey is achieved as opposed to the creation of a full third storey, the application utilises the conversion of the roofspace.

The existing dwelling is a detached, two storey dwelling, utilising facing brickwork and plain roofing tiles. The locality is host to a variety of dwelling designs, with similar materials. It is noted that there are examples of more contemporary materials on dwellings within the area, for example, the neighbouring dwelling to the South. As such, the proposed materials used to perform the extensions to the host dwelling are not considered to conflict with the relevant policies within the Development Plan.

The proposed extensions and alterations to the host dwelling are not considered to be sympathetic to the appearance of the host dwelling, or visually subservient to its existing appearance. However, this is not considered to be reason alone for refusal of the application as the proposed dwelling as it would need to be established that the proposal would have a detrimentally harmful impact upon the character of the host dwelling, or its locality. The locality is host to a wide variety of dwelling designs, styles and uses of materials. There are dwellings within the area which have similar design features to the proposed development, and as such, the proposed development cannot be considered to appear incongruous or

overly dominant within the street scene. Additionally, the use of a crown roof allows for a more consistent spatial pattern along the street.

The previous application refused the application due to the harmful impact of the addition of a full third storey, of which was considered to appear bulky and unattractive. However, as was stated in the previous application, it was the visual appearance of the third storey of which was considered to result in harm, not its principle. The proposed development seeks to make alterations to the roof of the host dwelling, including a height increase of approximately 0.56m. It is noted that a loft conversion and addition of a rear dormer can be performed under Permitted Development, however, this is not within the control of the Local Planning Authority. Part 4.14 of Policy 1 of the East Preston Neighbourhood Development Plan seeks to resist buildings being altered to have more than two storeys, and intends that dormer windows should be subservient to the appearance of the roof as a whole. The host dwelling is currently two storeys, and as a result of the proposal, will likely be considered to be three due to the conversion of the roofspace. The proposed development however is not considered to conflict with this policy, in that the creation of another storey in the roofspace could be performed under Permitted Development, without need to contact the Local Planning Authority.

The proposed garage is sited forward of the host dwelling, and is of a reasonably modest scale when compared to the dominance of the host dwelling. Whilst it is noted that the garage is sited 4.5m from the street scene, it is not considered to have any significantly harmful impact upon the street scene, or the character of the locality. This is due to the mature foliage which is present along the boundaries of the application site which screens the proposed garage from the public realm.

Whilst the application is considered to conflict with D DM4(a) and (b) of the Arun Local Plan, this is commonplace for an application which seeks to extensively refurbish a dwelling. The proposed development is considered to be a high quality development of which would not result in any significantly harmful impact upon the established character of the locality or its spatial pattern and as such, is considered to accord with D DM1 and D DM4(e) of the Arun Local Plan.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed development is not considered to result in any significant impact upon the residential amenities of neighbouring dwellings by way of overshadowing or overbearing impact. At ground floor level, the proposed development increases the distances between the host dwelling and the Northern boundary of the application site. To the South, the element of which has potential for harm is the proposed garage, however, as this is 'tucked' into the corner of the site, it is not considered to result in an unneighbourly impact on adjacent occupiers. The proposed two storey rear extension, whilst 5m from the Southern boundary of the application site, does not result in an unneighbourly impact. This is because on the other side of the boundary there is a single storey garage, which features no openings which give rise to potential for harm.

The proposed development proposes a variety of new openings, therefore, potential for loss of privacy as a result of the application should be assessed. The proposed openings on the Western elevation of the host dwelling face towards the street scene, and as such are not considered to result in any overlooking impact. To the North, there are no views that are considered to be harmful. The proposed window to Bedroom 3 overlooks the front driveway of the neighbouring dwelling which is visible from the public realm. The proposed openings along the Northern element of the balcony, and the window serving Bedroom 3's en-suite are not considered to result in harmful overlooking of the adjacent property, as they both provide views towards the roof slope of the adjacent dwelling. To the East, the proposed development is not considered to provide any views of which are unavailable from the host dwelling at current, this is because the majority of the views available are within the application site itself. To the South, the development is not considered to result in any change in views available, the Southern facing window sited on the two storey rear extension is stated as being at a high level, which does not allow for

overlooking of adjacent occupiers.

The proposed development is not considered to result in any significantly harmful impact on the residential amenities of neighbouring dwellings, and is therefore in accordance with D DM1(3) and D DM4(c) of the Arun Local Plan.

SUMMARY

Whilst the proposed development is deemed conflict with D DM4(a) and (b) of the Arun Local Plan, it is considered to accord with D DM1(1), (3), D DM4(c) and (e) of the Arun Local Plan, and as such is on balance recommended for approval subject to the following conditions.

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

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:

- Planning Permission - Location & Existing Elevations - 02 - Rev. A - Oct. 2020
- Planning Permission - 05 - Rev. A - Oct. 2020
- Planning Permission - 07 - Rev. A - Oct. 2020
- Planning Permission - 03 - Revision - Oct. 2020
- Planning Permission - 04 - Revision - Oct. 2020

- Planning Permission - 06 - Revision - Oct. 2020
- Planning Permission - 08 - Revision - Oct. 2020

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.