

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

REF NO: EP/128/18/HH

LOCATION: 39 Hillview Crescent
East Preston
BN16 1RG

PROPOSAL: Loft conversion & single storey rear extension (re-submission of EP/89/18/HH).

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The proposal is a re-submission of previous scheme EP/89/18/HH. The scheme has been amended in that the full gable ends are now half hipped, and an additional rooflight has been added to the front elevation. The applicant in their statement dated 31st July cite a number of other examples in the area that claim to support their proposal.

RELEVANT SITE HISTORY

EP/89/18/HH	Loft conversion & single storey rear extension	Refused 25-07-18
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REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

East Preston Parish Council

Parish Council - Objection - The proposed development will result in a very square property, out of keeping within the street scene and unlikely to look part of the original house. The Parish Council also believe that the proposal will have an unacceptable impact on the character and appearance of the host dwelling. The Parish Council also believe that the proposed development is in conflict with Policies 1 and 3 of the East Preston Neighbourhood Development Plan.

East Preston & Kingston Preservation Society - Objection - The application would convert a bungalow with a high pitched roof with a long ridge and vestigial hips. A large dormer occupies nearly all the rear of the roof. The appearance of the building has been transformed. The resulting structure can only be called unattractive.

No representations received from adjacent occupiers.

The comments of the Parish Council and the Preservation Society are addressed in the conclusions section of this report.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Designation applicable to site:

Within the built up area boundary

DEVELOPMENT PLAN POLICES

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
SDSP2	SD SP2 Built-up Area Boundary

[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
NPPG	National Planning Practice Guidance

CONCLUSIONS

PRINCIPLE

The application site is located within the built up area boundary, where the principle of development is acceptable subject to accordance with the relevant development plan policies, as stated in SD SP2 of the Arun Local Plan. In this case, the key policies are deemed to be D DM1 and D DM4 of the Arun Local Plan. Additionally, Policy 1 and 3 of the East Preston Neighbourhood Development Plan.

Policy SD SP2 of the Arun Local Plan states that development should be focused within the Built Up Area Boundary, and will be permitted subject to consideration against other policies in the Local 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 3 of the East Preston Neighbourhood Development Plan sets out criteria for the design of proposals within Character Area Two. These are to ensure that a consistent low building height is protected, with no more than 1.5 storeys. Additionally, it ensures that where new rooms are to be created

in a roof space, the height, or basic form of the roof will not be altered.

The proposed development is in conflict with Policy 3 of the East Preston Neighbourhood Development Plan and D DM4(a) of the Arun Local Plan. This is because the basic form of the roof will be altered, however, there are other material considerations, set out below, that override this Development Plan conflict.

DESIGN AND VISUAL AMENITY

The proposed rear extension is considered to be an acceptable addition to the host dwelling, as it projects only 1.8m from the rear wall, bringing it in line with the existing rear extension. This is considered to appear well integrated with the host dwelling, as it 'squares off' the dwelling, creating a more visually unified dwelling.

Due to its prominent nature and location the proposed roof alterations will alter the existing appearance of the dwelling. The roof extensions are significant and result in altering the appearance of the existing bungalow and as such it is considered to conflict with policy D DM4 (a) of the Arun Local Plan. The proposed development also conflicts with Policy 3(ii) of the East Preston Neighbourhood Development Plan, in that the roof shape of the host dwelling is altered in order to allow for accommodation in the roof.

However, in this case, there are reasons why on its own this does not justify the refusal of this application as it needs to be established that this is an alien feature within the general street scene and therefore has an unacceptable impact on the character and appearance of the immediate locality. It is considered that there are other material considerations which outweigh the policy conflict.

Approximately 30m to the North, the property opposite the host dwelling, 28 Hillview Crescent has a very similar roof shape. There are examples of similar roof alterations along the same road at 5, 11a, 33, 28, 44 and 46 Hillview Crescent. With regard to the design of the roof alteration itself, this has improved from that previously refused as it is less bulky and box like than the previous full gable ended proposal.

This being the case, the proposal is not an alien feature within the street scene, and is therefore not considered to have an unacceptable impact on the character and appearance of the locality. This is because the established spatial pattern is not one of a consistent roof forms.

Therefore, whilst the proposal conflicts with Policy D DM4(a) and (b) of the Arun Local Plan, and Policy 3 of the East Preston Neighbourhood Development Plan, it is considered to be in accordance with D DM1(1), (2) and D DM4(e) of the Arun Local Plan in terms of design and impact on the character and appearance of the immediate locality.

NEIGHBOURING RESIDENTIAL AMENITY

Due to the design of the proposal the resultant property will be bulkier than at present. However, given the separation and relationship to neighbouring dwellings it is not deemed that these alterations will be overbearing towards neighbouring properties. Views from the proposed rear dormer would be directed towards the far end of the site, where the property backing onto the site is considered to be a sufficient distance away to prevent invasive views. The proposal is deemed to be in accordance with D DM1(3) and D DM4 (c) of the Arun District Council Local Plan.

SUMMARY

The proposed development is deemed to conflict with relevant development plan policies and as such is recommended for refusal for the following reason.

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:

 - Location Plan - DRW NO 12
 - Block Plan - DRW NO 11b
 - Proposed Ground Floor Plan - DRW NO 2b
 - Proposed First Floor Plan - DRW NO 3d
 - Proposed Roof Plan - DRW NO 10A
 - Proposed Elevations - DRW NO 5c
 - Proposed Section - DRW NO 7a
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 The materials and finishes of the external walls and roof of the development hereby permitted shall match in colour and texture those of the existing dwelling.

Reason: In the interests of amenity in accordance with policies 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.