APPLICATION REF: EP/134/07

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Roof conversion with rear dormer and side gable, Crossways Cottage, 1 Golden Avenue, East Preston.

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposed roof extension measures approximately 2.8m in length, 7.8m in depth and 3.8m in height. The proposed rear dormer measures approximately 5.4m in width, 2.9m in depth and 2.4m in height.
SITE AREA	Approximately 595 square metres.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A.
TOPOGRAPHY	Predominantly flat.
TREES	None affected by the application.
BOUNDARY TREATMENT	Front boundary has hedging/tree screening approximately 1.8m-4m in height, west side boundary has hedging approximately 2.5m in height, east side boundary has hedging/tree screening over 3m in height. Rear boundary has close boarded fencing + hedging approximately 1.8m-2m in height, east side boundary has close boarded fencing approximately 1.8m in height, west side boundary has close boarded fencing + trellis approximately 2.5m in height.
SITE CHARACTERISTICS	Semi-detached property with single storey extension on east side, wooden shed in front garden. The property has reddish/brown brickwork on lower level, white rendering on upper level, white PVCu windows with a brown tiled roof.
CHARACTER OF LOCALITY	Residential area with a mixture of detached and semi-detached two storey properties of various styles and designs.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
EP/48/98	Ground floor extension to kitchen, new study, utility room and garage.	Approved/Conditionally 16-06-1998.

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
East Preston Parish Council	Objection – the full width dormer to the rear is too large and out of proportion with the existing building and does not

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REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
	sympathetically relate to or is visually integrated with the existing dwelling. The development would have an overlooking or overbearing effect, would be unneighbourly and would have a materially adverse effect on the residential amenities of adjoining properties. The development would unbalance the design of this semi-detached dwelling and would be out of character with the Area of Special Character and out of keeping with the street scene.
1 Letter of Objection	The dormer and roof extension would directly overlook our property. The side gable will block out natural light towards our property. The East Preston Design Statement clearly states 'this is an area of special character'.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None.	

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC1, DEV1
Arun District Local Plan : GEN2, GEN7, DEV19.

PLANNING POLICY GUIDANCE

PPS1 - Delivering Sustainable Development

POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual and residential amenity.

COMMENT ON CONSULTATION RESPONSES

None.

COMMENT ON REPRESENTATIONS RECEIVED

Noted. It is not considered that the roof extension and dormers are of an unacceptable size and design. Whilst it is accepted that there may be some overlooking to the neighbouring properties to the east and west this is considered to be of an oblique nature rather than direct overlooking. The East Preston Design Statement which is a joint venture between East

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COMMENT ON REPRESENTATIONS RECEIVED

Preston and Kingston Preservation Society and East Preston Parish Council is in draft format and has very little weight with regard to a material planning consideration.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of adjoining properties, nor would it have an adverse impact upon the established character of the surrounding residential area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

"Crossways" is a semi-detached two storey dwelling and is set back from the front of the site by approximately 20m. The proposal is to extend the roof on the east elevation and construct a rear dormer on the south elevation that will comprise a bedroom and en-suite bathroom. It is considered that the proposal would be visually subservient to the main dwelling.

There is a distance of approximately 0.4m retained between the proposal and the neighbouring boundary of No 3. However, with the absence of windows in the western cheeks of the dormer any overlooking and loss of privacy to the neighbouring property is considered to be of an oblique nature rather than direct overlooking.

The neighbouring property to the east 'Mahoti' is approximately 14m from the proposal. The rear dormer will be visually prominent and the dormer window nearest to this property will serve a bathroom and this can be conditioned on any approval to be obscured glazed. Whilst it is accepted that there may be some overlooking and loss of privacy to the garden area and windows on the west elevation of the neighbouring property it is considered to be oblique rather than direct overlooking given the distance and position of the dormer windows. Taking the above factors into account, any overbearing effect, overshadowing, loss or privacy or overlooking resultant from the proposal onto the neighbouring properties to the east and west is not considered demonstrable to warrant a refusal.

In the event of approval, a condition can be imposed prohibiting the insertion of windows or other openings in the east and western cheeks of the dormer without the prior permission of the Local Planning Authority.

Furthermore, although the roof extension will be visible in the street scene, it is not

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CONCLUSIONS

considered to be obtrusive, nor would it conflict with the established character of the surrounding residential area and it is recommended that the application should be approved, subject to the conditions set out overleaf.

It is therefore recommended that planning permission should be granted, subject to the conditions set out overleaf.

EAST PRESTON EP/134/07/

Roof conversion with rear dormer & side gable

Crossways Cottage
1 Golden Avenue
East Preston

RECOMMENDATION

Approve Conditions

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 No windows shall be constructed in the cheeks of the dormer window hereby permitted without the prior permission of the Local Planning Authority on an application in that behalf.

Reason: To protect the amenities and privacy of the adjoining properties in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7, DEV19 of the Arun District Local Plan.

3 This permission relates to the plans as submitted and amended by substitute block plan dated 22nd October, 2007.

Reason: For the avoidance of doubt.

EAST PRESTON EP/134/07/

4 INFORMATIVE:

Summary of Reasons for Grant Article 22(1) General Development Procedure Order 1995

SUMMARY

This planning permission is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on visual or residential amenity on the surrounding area and its character and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

STRUCTURE PLAN: LOC1, DEV1

LOCAL PLAN: GE2, GEN7, DEV19

NATIONAL POLICIES: PPS1

This is only a summary of reasons for granting to comply with Article 22 and full reasons appear in the Officer report.

RECOMMENDATION EP/134/07/

TOWN AND COUNTRY PLANNING ACT 1990

RECOMMENDATION

Application Ref: EP/134/07/

1 **To Addressee**

2 **Site Address**

Crossways Cottage
1 Golden Avenue
East Preston

3 **Description of Development**

Roof conversion with rear dormer & side gable

4 In pursuance of their powers under this Act and related Orders and Regulations the Council PERMIT this development to be carried out in accordance with the application and plan and subject to compliance with the conditions specified.

RECOMMENDATION

CONDITION 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).

CONDITION 2 No windows shall be constructed in the cheeks of the dormer window hereby permitted without the prior permission of the Local Planning Authority on an application in that behalf.

Reason: To protect the amenities and privacy of the adjoining properties in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7, DEV19 of the Arun District Local Plan.

CONDITION 3 This permission relates to the plans as submitted and amended by substitute block plan dated 22nd October, 2007.

Reason: For the avoidance of doubt.

INFORMATIVE:

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RELEVANT POLICIES

STRUCTURE PLAN: LOC1, DEV1

LOCAL PLAN: GE2, GEN7, DEV19

NATIONAL POLICIES: PPS1

This is only a summary of reasons for granting to comply with Article 22 and full reasons appear in the Officer report.

Case Officer: Mrs J Chapman