

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

REF NO: EP/142/21/HH

LOCATION: 38 Vermont Drive
East Preston
BN16 1LG

PROPOSAL: Conversion of roofspace to habitable use to include 2 x side dormers, Juliet balcony and conversion of roof from hip to gable end and single storey ground infill extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION Two side flat roof dormers and a hip to gable rear extension to convert loft to habitable accommodation. Juliette balcony to rear elevation and small infill extension to ground floor.

REPRESENTATIONS

2 letters from neighbours - Objection.

- Hip to gable extensions are out of proportion (front and rear).
- Overlooking windows to east and west.
- Juliette balcony intrusive to neighbours.

1 letter from the East Preston and Kingston Preservation Society - Objection

- Side dormers overbearing.
- Dormer produce an unbalanced profile to the bungalow from the street.
- Poor choice of materials not harmonising with the street.

Parish Council - Objection.

- Proposal will create an unbalance and unattractive building.
- Negative impact to the street scene.
- Dormers are not subservient to dwelling.

CONSULTATION RESPONSES RECEIVED:

Further to comments raised by neighbours amendments to the proposed scheme have been submitted, which essentially reduce the size of the two side dormers, remove the hip to gable extension to the front of the building and amend the fenestration to the scheme.

POLICY CONTEXT

Designation applicable to site:
Built up area boundary (BUAB)

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

NPPG National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13 Arun District Design Guide (SPD) January 2021

CONCLUSIONS**PRINCIPLE**

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.

Arun recently adopted a Design Guide which provides detailed guidance that will help raise design standards across the District. Developments should respond to the distinctiveness and characteristics of their surroundings in terms of scale massing and materials, protect the amenities of occupants and neighbours and seek to minimise energy consumption and improve environmental performance. In this instance, roof extensions should not be visually intrusive or block light into surrounding properties and dormers should be positioned in discreet locations, on the rear of the property wherever possible. In general roof extensions should not detract from the character and appearance of the building and local area.

East Preston has a made neighbourhood plan (EPNP) and policies 1 and 3 are of relevance to householder extensions. Policy 1 looks to control general principles relating to householder extensions including character and scale, car parking provision, amenities of local residents and protection of green spaces.

Policy 3 of the East Preston Neighbourhood plan ensures that scale, density, massing, height, landscape design, layout and materials of, including alterations to existing buildings, will: maintain a consistent low building height and not exceed existing ridge heights.

DESIGN AND VISUAL AMENITY

The ground floor extension infilling an existing open porch is visually integrated with the host dwelling, subservient to the street scene and will not compromise the spatial character of the area as a result of its scale and appropriate material choice.

Due to a reduction in the size and scale of the dormer windows and the removal of the front hip to gable extension, the extensions to the roof space are now allowable under the property's Permitted Development Rights (PDR). Conversion of a loft space is seen as an effective use of the plot under design guidance recommendations.

Other examples of this use of PDR can be found within Vermont Drive, to No. 32, a pair of dormers sit atop a similar styled bungalow. In this instance, the use of materials which match the existing dwelling help the dormers to blend in.

Other examples of rendered buildings can be found within Vermont Drive, although examples of weather board cladding are not found to the immediate buildings. As noted above the dormers to No.32 are clad with tile hanging to match the existing dwelling, equally No. 34 dormer is clad with tile hanging. This is seen as a far more appropriate finish and a condition controlling materials will be added to the permission.

The spatial character of the area will be compromised with the addition of two dormer windows, as the property will be viewed as a 2 storey dwelling rather than a bungalow conflicting with policy D DM4(e), however as the dormers fall within the property's PDR they are acceptable and this is not seen as a reason to refuse the application.

Having regard to the design and visual amenity, the proposal is deemed to accord with D DM1 and D DM4 of the Arun Local Plan, Part M Arun Design Guide and policy 3 of the EPNP.

RESIDENTIAL AMENITY

Amendments to the application have been received removing a front hip to gable extension and reducing the size of both dormer windows. The proposed dormers and the hip to gable extension by reason of their size and scale fall under PDR and are therefore acceptable and do not present any overbearing or overshadowing issues.

In terms of overlooking, the rear facing juliette balcony will be approximately 18m away from the rear elevation of the property backing on to No. 38. This is a little under the desired minimum distance between facing habitable windows, however, numerous properties along Vermont Drive have first floor windows to the rear elevations, and as such the addition of one opening to the rear of No. 38 is not seen as an abnormal feature within the area.

Further to the submitted amendments, the windows to the side dormers have been reduced in number and scale. These appear to meet PDR criteria for side facing windows ie. they will be obscure glazed and non opening below 1.7m above finished floor level, and they are acceptable. A condition will be added to the decision to ensure compliance with this criteria.

It is therefore considered by virtue of not being overbearing, overshadowing and overlooking that the proposed extensions accords with policy D DM4 of the Arun Local Plan and Part M of the Arun Design Guide

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.

CIL DETAILS

This application is CIL Liable therefore developer contributions towards infrastructure will be required (dependant on any exemptions or relief that may apply)

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 ;

- 6037/6 Rev A Block Plan
- 6037/3 Rev A GF Plans
- 6037/4 Rev A FF Plans
- 6037/2 Rev A Elevations
- Location Plan

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 and D DM4 of the Arun Local Plan and Part M of the Arun Design Guide.

- 3 The first floor side facing windows to the eastern and western elevations hereby approved, shall be obscure glazed and fixed shut below a height of 1.7m above finished floor level. They shall thereafter be retained obscured/non-opening in perpetuity.

Reason: In order to protect the amenities of the adjoining property in accordance with policy D DM4 of the Arun Local Plan.

- 4 No external materials to be fitted to the dormer walls/cheeks until a schedule of materials and finishes to be used for external walls/cheeks of the proposed dormers have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the dormers.

Reason: To enable the Local Planning Authority to control the development in detail in the

interests of character and appearance by endeavouring to achieve a building of visual quality in accordance with policy D DM4 of the Arun Local Plan.

- 5 **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.