

APPLICATION REF: EP/144/07**PLANNING APPLICATION REPORT**

DESCRIPTION/ ADDRESS	- Proposed roof alterations including rear dormer and room in the roof 20 Warren Crescent, East Preston
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THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The roof alterations would change the hip roof to a Sussex hip with no overall increase in ridge height. The rear dormer would measure some 7m x 3.5m x 2.3m high.
SITE AREA	Approximately 0.019 hectares.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None affected by the proposal.
BOUNDARY TREATMENT	The western boundary has a wooden fence approximately 1.8 metres in height with approximately 200mm transparent plastic tiles connecting to a wood and transparent plastic corrugated flat roof over the driveway. The concrete wall of approximately 2.2 metres in height which is part of the garage belonging to the adjacent property forms part of the boundary with further approximately 1.8 metre wooden fencing to the rear. The Timber fence on the eastern boundary is approximately 2 metres high.
SITE CHARACTERISTICS	The main building is a one storey semi-detached bungalow with colourwashed smooth render walls and tiled hipped roof. There is a flat roof extension to the rear which also has colourwashed smooth render walls. The rear garden has one small timber shed and a larger timber shed/workshop at the far end. There is a driveway on the western boundary leading to a freestanding flat roofed concrete garage.
CHARACTER OF LOCALITY	The surrounding area is predominantly residential and of a relatively high density. The property is on a residential road. Neighbouring buildings are generally semi-detached one storey bungalows of similar size and design with many, for example No. 25 and No. 28 Warren Crescent, having front facing dormers and others having rooflights.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
EP/8/99/	Extension	Approved Conditionally: 30-03-1999

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
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APPLICATION REF: EP/144/07**REPRESENTATIONS RECEIVED**

SOURCE	SUMMARY OF CONTENT
East Preston Parish Council	Objection. - The property is a semi-detached single-storey bungalow and the proposed side gable extension will significantly unbalance the design of these dwellings and would be out-of-keeping with the character of the street scene. - The almost full-width dormer extension to the rear is too large and out of proportion with the original building. The extension is too deep and dominant and does not sympathetically relate to or is visually integrated with the existing bungalow. The dormer windows should be small enough to be subordinate to the appearance of the roof as a whole.
Local Groups	None
Five letters of objection.	Will spoil the look and character of the street. Overlooking from south facing dormer to 22 Warren Crescent and other properties to the South. In breach of Human Rights. No discussion with neighbours by applicant. Planning Application Notice posted outside No. 18 Warren Crescent not No. 20. Does not comply with East Preston Village Design Statement – No consideration given to the original design or the character of the bungalow. Out of proportion to the size of the building. Ridge of dormer not appreciably lower than that of the main roof. The East Preston Village Design Statement says there should be no roof lights at the front. Roof line will be unbalanced. Large extension to loft would put additional pressure on foundations and could affect adjoining property. West and south elevations will overlook garden of 18 Warren Crescent, taking away privacy. Extension would overlook rear garden, kitchen and lounge windows of 55 Worthing Road. The proposed south facing windows will impair privacy in the rear garden of 53 Worthing Road. Design is not in keeping with the rest of the bungalows in the Crescent. Will be an infringement of privacy of 24 Warren Crescent.

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, DEV19
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PLANNING POLICY GUIDANCE

APPLICATION REF: EP/144/07**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 residential and visual amenity.

COMMENT ON CONSULTATION RESPONSES

None

COMMENT ON REPRESENTATIONS RECEIVED

It is considered that the proposed extension will integrate visually with the existing building assisted by the use of matching materials in compliance with policy DEV19 of the Arun District Local Plan.

It is agreed that the proposed dormer windows on the south elevation will result in an element of overlooking of neighbouring properties, however it is considered that it would be oblique and not direct. The distance from the proposed south facing windows to the rear boundary is some 11 metres.

Discussion of the proposal with neighbours is not a planning consideration.

The site notice was posted by the case officer on the nearest street furniture to the proposal on which the notice could be fixed.

The points raised in regards to the East Preston Village Design Statement are noted however the East Preston Village Design Statement is a draft document and carries very little weight. It is agreed that the proposed roof line will not be symmetrical; however Warren Crescent is not in an area designated as having special character nor is it in a Conservation Area where issues such as the aforementioned would have more weight. Further the building itself is not Listed or regarded as having special character and as such the modifications are considered to be acceptable. The presence of rooflights at the front elevation of the building is considered to be acceptable as it is not considered that any demonstrable overlooking will result and also in regard to the number of neighbouring properties that already have front rooflights and/or dormer windows.

The concern over the possible effects on the foundations of the building that the proposal may cause is a Building Regulations rather than Planning issue. There are other examples of rear roof dormers in the locality.

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 either the visual amenities of the locality or residential amenities of adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

OTHER MATERIAL CONSIDERATIONS

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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

The proposed works will result in an alteration of the appearance of the roofline from the street scene and it is considered that this will affect the symmetry of the roofline shared with the attached property. However, it is considered that owing to the presence of a number of roof alterations in the locality and the high density residential nature of the surrounding area that visual impact will not be negative or adversely affect the character of the area.

It is considered that the additional apertures that form part of the proposal will not cause an unjustifiable intrusion on neighbouring properties by way of overlooking. The front elevation will have rooflights and as such it is considered that any overlooking onto the street will be minimal given that there is a gap of some 18 metres between the application site and the property opposite.

The rear dormer is stepped in from the boundary with the neighbouring property. The room proposed is a bedroom with an en suite. The window closest to the adjoining neighbouring property will serve the en suite and a condition requiring it to be of obscure glass would be appropriate as would a condition preventing windows in the cheeks of the dormer.

Further it is considered that the proposed work is of a design and scale that will maintain visual subservience to the main building and the use of matching roof tiles will aid the visual integration of the proposal with the existing property.

It is therefore recommended that this application is approved, subject to the conditions set out overleaf.

EAST PRESTON

EP/144/07/

Proposed roof alterations including rear
dormer and room in the roof

20 Warren Crescent
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 The first floor west facing window and that serving the en-suite shall at all times be glazed with obscured glass.

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

- 3 No windows (other than those shown on the plans hereby approved) shall be constructed in the cheeks of the rear dormer 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 property in accordance with policies DEV1 of the West Sussex Structure Plan and DEV19 of the Arun District Local Plan.

- 4 The materials and finishes of the external wall and roof of the extension hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

EAST PRESTON

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5 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: GEN1, GEN2, 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.