

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

REF NO: EP/14/21/HH

LOCATION: 38 The Roystons
East Preston
BN16 2TS

PROPOSAL: Single storey side and rear extensions and conversion of roofspace to habitable use

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct single storey side and rear extensions and convert the roofspace to habitable use by way of the construction of a rear dormer.

REPRESENTATIONS

Rustington Parish Council - Objection.

- The property is on a corner plot and is visible in the area.
- The property will be overbearing on neighbouring properties and the street scene.
- The increased width will dominate the plot.
- The materials do not harmonised with those in the locality.
- The characteristics of the property will be lost, including eyebrow window and leaded lights.
- There will be a loss of privacy to nearby occupiers.

East Preston and Kingston Preservation Society - Objection.

- The proposal will enlarge the dwelling within its plot.
- The colour scheme would be altered and would not harmonise with other dwellings within the locality.
- The scale of the proposed alterations will harm the character of the area.
- The proposed rear dormer will result in harmful overlooking.

4 letters of objection from nearby occupiers:

- The proposal will result in harmful overlooking from its rear dormer.
- The proposal will be overbearing and not suitable in size with reference to other properties.
- The application was not advertised.

OFFICERS COMMENTS ON OBJECTIONS:

Comments noted, and will be addressed within the conclusion section of the report. The application was advertised in line with the Councils standard procedures.

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

<u>East Preston Neighbourhood Plan 2014 Policy 1</u>	Housing - General Principles
East Preston Neighbourhood Plan 2014 Policy 3	Design in Character Area Two

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 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 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.

DESIGN AND VISUAL AMENITY

The host dwelling is a corner plot, with elevations facing street scenes to the South and West. The locality is host to a variety of dwelling styles, types and scales. The host dwelling is sited centrally in its plot, with distances of over 4m to each of its site boundaries, a feature uncommon in the area. Properties in the area vary with regard to design, use of materials and scale, with the majority of dwellings spanning almost the full width of their sites. This can especially be seen with reference to the dwellings immediately North of the host dwelling. The development seeks to perform side and rear extensions to the host dwelling, spanning the proposal from East to West along the site. To the East, the proposal would come within 1m of the site boundary, to the West, this is a distance of over 5m. As a result of this, whilst the development results in an increase in footprint of the dwelling, and a change in appearance, it

is not considered to result in significantly harmful impacts on the character of the host dwelling or its locality. The development meets the aims and objectives of J.03 of the Arun Design Guide, relating to Corner Buildings.

The extensions are considered to be of an acceptable design and scale, when the prominence of the host dwelling and the site are taken into account. The side extensions are of a design and form which sensitively respond to the design cues of the host dwelling, its locality and the themes expressed by the Arun Design Guide. This is with particular reference to Section M of the Guide, referencing the design of side extensions. The side extensions appear well integrated with the dwelling, whilst remaining subservient to its built form. This is largely by way of the scaling of the roof form of the extensions, by emulating the physical form of the host dwelling. The height of the roof is approximately 0.35m lower than that of the host dwelling and the front elevation of the South facing elevations of the Eastern and Western projections are set back approximately 0.15m from that of the host dwelling. The West facing window of the rear extensions is considered to provide the natural surveillance affect detailed within the Arun Design Guide.

The rear extensions projects from the Northern elevation. This element of the proposal has a limited impact on the street scene, largely due to the siting of the host dwelling and its angle in the site providing natural screening. Due to the design of this element and the scaling of its roof, the integration between the rear element and the host dwelling is not considered to be of a particularly high amenity value, in that the differing heights results in a slightly awkward relationship between the rear extension and the eaves height of the dwelling. This alone does not prescribe refusal, in that it must be established that there would be harm to the host dwelling, or its locality. It is considered that the rear extension will not be a prominent feature in the locality, and is of a simple and unobtrusive design.

The alterations to the roof are not considered to result in significantly harmful impact on the character of the locality. There are examples of other roof dormers in the locality and the appearance of the dormer cheeks in the street scene are not considered to appear at odds with the area.

A condition will be imposed relating to materials. It is noted there is no uniform palette of materials for the area, and the materials proposed are not considered to result in a detrimentally harmful impact upon the established character of the locality.

The development is considered to be in accordance with D DM1, D DM4(a) and (e) of the Arun Local Plan and the Arun Design Guide.

NEIGHBOURING RESIDENTIAL AMENITY

The development is not considered to result in any significantly harmful overbearing or overshadowing impact upon the occupiers of neighbouring dwellings. This is largely due to the separation distance the side extensions are from the application site boundaries. The rear extension is in close proximity to the Northern boundary of the site, however, as a result of the angle of the host dwelling in the site, and the 1m separation distance it is not considered to result in a significantly harmful impact on the occupiers of this adjacent dwelling to the North.

The rear dormer is on the Northern roof slope of the dwelling and is sited less than 10m from the Northern boundary of the site. The openings at first floor level will result in views into private amenity areas of the neighbouring dwelling to the North. However, the Council is not empowered to refuse this application based on the harm to neighbouring residential amenity from the rear dormer, as a dormer as proposed with these views can be built without the need for a planning application under permitted development rights.

The development is considered to be accord with D DM1(3) and D DM4(c) of the Arun Local Plan.

SUMMARY

The development is deemed to accord with relevant development plan policies and as such is 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:

- Proposed Site Plan - BBZ - 1004 - 00 - Jan 21
- Proposed Block Plan - BBZ - 1002 - 00 - Jan 21
- Proposed Ground Floor Plan - BBZ - 2004 - 01 - Jan 21
- Proposed First Floor Plan - BBZ - 2005 - 00 - Jan 21
- Proposed Elevations - BBZ - 2007 - 01 - Jan 21

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 No development above damp proof course (DPC) level shall take place unless and until a

schedule of materials and finishes to be used for external walls, and roofs, of the proposed development have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the extension.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with policy D DM1 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.