

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

REF NO: EP/14/26/HH

LOCATION: 7 The Roystons
East Preston
BN16 2TR

PROPOSAL: Rear single storey replacement extension and conversion of the first floor roof space with a rear facing flat roof dormer.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

East Preston Parish Council - No objection.

No representations received from nearby occupiers.

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions and alter to exist builds (res and non-res)

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
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CONCLUSIONS

DESIGN AND VISUAL AMENITY

The proposal includes the construction of a flat roof dormer within the rear roof slope, with a depth of 3.35m and a width of 8.3m. The dormer would be served by two windows and a Juliet balcony. The Arun Design Guide (ADG) states dormers should be a minor incident within the roof slope and located centrally, away from verges or hips. Set towards the south of the rear elevation, at a width of 8.3m, the dormer would not strictly accord within the ADG guidance. The dormer would be set down from the ridge height of the host dwelling by approximately 0.15m.

While the proposed dormer would not be a subservient addition to the host dwelling, 7 The Roystons has a smaller footprint and is of lesser bulk and massing than its two adjacent neighbours. In addition, the two immediate neighbouring properties have existing side dormers serving loft accommodation. Furthermore, the ADG states development at first floor level should maintain a minimum distance of 21m

to the rear neighbour. The proposal would comply with the ADG guidance in this regard, with approximately 50m maintained. Dwellings on The Roystons have varied roof forms, with flat roofs, various dormers and gable projections common place. Whilst the proposed dormer would be larger in width and scale, it would not be entirely out of character with the locality. It should also be noted that a similar dormer could be constructed under permitted developments.

The dormer would be finished clad with light coloured New England style weatherboarding. Dwellings along The Roystons are mostly finished with brick. There are, however, areas of cladding, usually on gable ends or at first floor level, along the road. The proposed cladding would therefore not appear out of character with the locality, at no harm to design or visual amenity.

While the proposed dormer would not be subservient to the host dwelling, given that the dormer is set back from the rear of neighbouring properties and retained within the roof slope, the proposal would not result in unacceptable harm to design or visual amenity and is broadly in accordance with Arun Local Plan policies D DM1 and D DM4.

The proposed single storey rear extension would replace the existing conservatory and part of the kitchen, equal in footprint to the existing built form but approximately 0.2m lesser in height. The extension would have a flat roof, reflecting the existing built form of the kitchen and would incorporate two rooflights. The rear extension would be in accordance with the ADG guidance in terms of depth and rear garden retention, resulting in no harm to character or design.

The extension would lose the hipped form of the existing conservatory, resulting in a slightly more bulky appearance despite the lesser height. However, given the lesser height and existing architectural form, the extension would not result in harm in this regard and is in accordance with Arun Local Plan policies D DM1, D DM4 and the Arun Design Guide.

The proposal also seeks to introduce four rooflights on the front and side elevations, which would be visible from the street scene. Rooflights are a common feature in the locality; the neighbours to the south have implemented rooflights on the front and side elevations. As such, the proposed rooflights would not result in harm to visual amenity.

The proposal is therefore broadly in accordance with Arun Local Plan policies D DM1 and D DM4 in regard to design and visual amenity.

NEIGHBOURING RESIDENTIAL AMENITY

The dormer would be served by two windows and a Juliet balcony. Currently, the host dwelling has no fenestration at first floor level; the dormer would accommodate a loft conversion to introduce habitable rooms. Views would be achievable into the neighbouring gardens from both the Juliet balcony and windows. Similar views, although more restricted, are currently achievable from both the rear dormer at 5 The Roystons and rear and side windows at 9 The Roystons. Furthermore, it is noted that a dormer of a similar size could be constructed under permitted development which would introduce similar views of neighbouring gardens. Therefore, the proposed dormer would not result in unacceptable overlooking.

Set within the existing roof slope, 2m away from the site boundary to the south and 2.8m away from the neighbouring dwelling itself, the dormer would not intrude upon the existing gaps between dwellings. 5 The Roystons, to the south, has windows and doors on the north elevation; the proposed dormer may result in some overbearing or overshadowing impacts to these windows. However, given the dormer would be set well within the site boundary and flank elevation of the host dwelling, it would not result in undue harm.

The dormer would not result in any overbearing or overshadowing impacts to 9 the Roystons, given that

the dormer would be set towards the south of the rear elevation, 5.3m away from the northern site boundary and approximately 8.5m away from the southern flank elevation of 9 The Roystons.

The proposed rooflights would be positioned within the front and southern flank roof slopes. Given the siting of the rooflights and the spacing maintained between the rooflights and neighbouring properties, the proposed rooflights would not result in any overlooking.

The single storey rear extension would be set in line with the existing southern flank elevation, matching the footprint of the existing conservatory. While slightly bulkier than the existing conservatory, the extension would not result in any overbearing or overshadowing impacts to 5 The Roystons, given its lesser height and similarities to the existing built form.

Set towards the south of the rear elevation, the extension would have no impact on 9 The Roystons in regard to overshadowing or overbearing; the extension would be mostly screened by the existing built form and would be approximately 8m away from the southern flank elevation of 9 The Roystons.

Single storey in height, the proposed extension would offer the same views of the host dwellings rear garden currently achievable from the conservatory. There would no harm to neighbouring amenity by way of overlooking.

The proposal is therefore in accordance with Arun Local Plan policies D DM1 and D DM4 in regard to neighbouring residential amenity.

SUMMARY

The proposal is in accordance with relevant Arun Local Plan policies and therefore recommended for approval, subject to the following conditions and informatives.

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.

CIL DETAILS

This application is not CIL liable.

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
- Existing and Proposed Site and Roof Plans
- Proposed Ground Floor Plan
- Proposed First Floor Plans
- Proposed Front and Side Elevations
- Proposed Rear and Side Elevations
- Biodiversity Enhancement Statement

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policies D DM1 and D DM4.

- 3 Based on the information available, this permission is exempt from the requirement to provide a biodiversity gain plan under Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990. The following exemption applies:

This planning permission is for development which is a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Reason: In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).

- 4 **INFORMATIVE:** Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). 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 NPPF.