

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

REF NO: EP/166/18/HH

LOCATION: 100 Sea Road
East Preston
BN16 1NP

PROPOSAL: Erection of a two storey rear extension, second storey enlargement of side dormer and conversion of garage to study including demolition of existing conservatory

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a two storey rear extension, a first floor extension to the Northern aspect, and a conversion of the garage, by way of demolition of the rear conservatory.

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

East Preston Parish Council

Parish Council - Objection

- The two storey rear extension will be unneighbourly and overbearing to the properties in Sea Road, and Normandy Lane to the rear.
- The application results in the loss of leaded lighting of the front windows, feature brickwork and a wooden beam. This is considered to be unacceptable, as it is the loss of distinctive features of the property. It would result in a bland looking property.
- There is no rendered wall on the front elevation to match materials with.
- The two-storey extension could be within 1m of the boundary with #102 Sea Road.
- The existing dormer will be lost, which will have an unacceptable impact on the host property and the area.
- The PC feel that the development is not sympathetic to local character, and does not maintain a strong sense of place.

East Preston and Kingston Preservation Society - Objection

- Harm to the appearance of Sea Road.
- Two storey would harm residential amenities of neighbouring properties.
- There is decorative brickwork, and timbering in the area.
- The uniform and attractive appearance of the area would be harmed.
- The facade would stand out in the area.
- The rear extension would have a significant impact on the neighbours to the sides and rear, by way of overlooking and overbearing.

3 letters of objection:

- Overbearing on local occupiers.
- The two storey extension will overshadow and enclose gardens of neighbours.
- Two storey extensions would never get planning in the area, according to local surveyors.

- May set an unacceptable precedent.
- Out-of-scale with other dwellings in the area.
- The block plan is incorrect.
- Overdevelopment of the site.

OFFICERS COMMENTS ON REPRESENTATIONS:

The rear extension is to the North of 102 Sea Road, and therefore, there is not considered to be any significant overshadowing, or loss of light to the occupiers, as a result of this aspect. The proposed rear extension is sited approximately 9m from the rear boundary of the application site, which is bordered by foliage, and over 18m from the rear of #18 Normandy Lane. The area is populated by buildings of mixed appearance, character and uses. There is use of white render within the street scene at current, the host dwelling does not currently feature any white render on its front elevation.

Planning applications are considered on their own merits, and therefore, the proposed development would not set a precedent.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Designation applicable to site:

Within built up area boundary

DEVELOPMENT PLAN POLICES

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
SDSP2	SD SP2 Built-up Area Boundary

[East Preston Neighbourhood Plan 2014 Policy 1](#) Housing - General Principles

East Preston Neighbourhood Plan 2014 Policy 4 Design in Character Area Three

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

PRINCIPLE

The application site is located within the built up area boundary, where the principle of development is acceptable subject to accordance with the relevant development plan policies, as stated in SD SP2 of the Arun Local Plan. In this case, the key policies are deemed to be D DM1 and D DM4 of the Arun Local Plan. Additionally, Policies 1 & 4 of the East Preston Neighbourhood Development Plan.

Policy SD SP2 of the Arun Local Plan states that development should be focused within the Built Up Area Boundary, and will be permitted subject to consideration against other policies in the Local 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 4 of the East Preston Neighbourhood Development Plan seeks to ensure that development within Design Area 3 sustains and enhances that historic character of the area, through the use of building materials that harmonise with the existing building. Also, it seeks to preserve boundary walls, and restrict and control the construction of apartment blocks.

DESIGN AND VISUAL AMENITY

The proposed rear extensions are considered to alter the appearance of the dwelling, as a result of its scale. Whilst the proposal is well integrated with the host dwelling, it is not considered to be sympathetic or subservient addition, as a result of its scale and impact on the appearance of the dwelling. However, by virtue of the siting of the property, the proposed rear extension is not readily visible from the street scene, as only very oblique views would be available. Therefore, the proposed two-storey rear extension development is not considered to have a significantly adverse impact on the established spatial pattern as it is not considered to create an unacceptable sense of enclosure through the establishment of a terracing effect in the area. This is because the proposed development does not extend beyond the Southern elevation of the host dwelling, and therefore comes no closer to the adjacent property to the South. Additionally, the proposed development does not extend beyond the rear building line within the locality. Therefore, the proposed development is deemed to be in conflict with D DM4(a) and (b) of the Arun District Council Local Plan, but, as a result of its siting, it is considered to be in accordance with D DM1 and D DM4(e) of the Arun District Council Local Plan.

The proposed dormer is located to the side elevations of the property and is highly visible from the street scene, however, as a result of the design of the proposal, there is considered to be an impact on the established character of the host dwelling. It is important to note that this change is not necessarily harmful. The design and style are not considered to have a harmful impact on the established character of the host dwelling as it retains its character as a detached dwelling, is not considered overdevelopment of the site, and remains within the existing footprint of the host dwelling. The proposed materials are to match those existing on the property, which is considered to allow the extension to harmonise with the dwelling in terms of its design and materials. Additionally, there is already an existing dormer on the host dwelling, so the proposed development seeks only to extend this dormer, which is not considered to compromise a significant change in appearance from the public realm. The dormer (in its proposed form) is not considered overly dominant and is considered to appear well integrated with the host dwelling. There are examples of dormers within the street scene, as properties within the locality feature dormers of similar designs, and scales, and therefore, it cannot be argued that the proposal is out of character. Therefore, the proposed development is considered to be in accordance with D DM1(2) of the Arun District Council Local Plan, and Policy 1 of the East Preston Neighbourhood Development Plan.

The application seeks to alter the appearance of the dwelling by changing the front (street-facing) facade. This is done by way of replacement of windows, and the rendering of the Western elevation. It is considered that the proposed materials do not appear out of character with the street scene, as there are

examples of similar materials on this road, and within the wider locality. The area is of a mixed character, as it features building of mixed appearances and uses. The use of white render is prevalent within the area. As existing, the host dwelling features no render on its front elevation, appearing alien within the street scene as such, resultant of its bare brick frontage. Whilst it is noted that the host dwelling would feature predominantly render, which is uncommon, it is not considered that it would be so harmful as to have a detrimental impact upon the character of the locality or host dwelling. The use of render is considered to sustain the historic character of the area, as this render features within the locality, and on the host dwelling as established. Therefore, the proposed development is considered to be in accordance with D DM1 or the Arun Local Plan, and Policies 1 & 4 of the East Preston Neighbourhood Development Plan.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed development is not considered to have a significantly detrimental impact on residential amenity. The proposed dormer extension, as a result of its siting, and design is considered to allow no significant overshadowing or overbearing impact on the property to the North. The proposed, two-storey, rear elevation is sited 1.5m from the boundary of the application site, and a further 5m to the nearest residential accommodation (within the conservatory). As a result of this aspect the extension will not have a significant impact on the neighbouring dwelling to the South, by way of overshadowing, loss of light to principal rooms or have an unneighbourly impact. Additionally, whilst it is noted that there have been changes to the fenestration, it is considered that there are no other changes which are considered to result in a loss of privacy at neighbouring dwellings. This is because the new windows are not considered to provide any views that are currently unavailable from the host dwelling.

The proposed development is considered to be in accordance with D DM1(3), D DM4(d) and (c) of the Arun Local Plan.

SUMMARY

The proposed 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 plan:

- Proposed Floor Plans, Elevations, Roof Plan and Block Plan - 18075/02R2 - 15/11/2018

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 The materials and finishes of the external walls and roof of the development hereby permitted shall match in colour and texture those of the existing dwelling.

Reason: In the interests of amenity 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.