

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

REF NO: EP/16/19/HH

LOCATION: 2 Hillview Crescent
East Preston
BN16 1RD

PROPOSAL: Single storey rear extension with an addition of a second floor including a rear dormer and gable end window

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to create a second floor to the existing dwelling by way of a hip to gable and a rear dormer. Additionally, it seeks to construct a single storey rear extension.
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RELEVANT SITE HISTORY

EP/41/18/PDH	Notification under extended permitted development rights for a single storey rear extension measuring 5m from the rear wall of the original dwelling with a maximum height of 3.16m & an eaves height of 2.85m.	Prior Approv not req 25-04-18
EP/44/18/HH	Hip to gable loft conversion	Refused 10-05-18
EP/150/17/HH	Loft Conversion & rear extension - Resubmission of EP/113/17/HH	Refused 12-01-18
EP/113/17/HH	Loft conversion & rear extension	Refused 06-10-17

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

East Preston Parish Council
Parish Council: Objection.

- The proposal does not fit in with the street scene.
- The proposal is not considered to be Permitted Development, as it is not stepped up from the eaves.
- It is not subservient to the roof as a whole.
- The proposed hip to gable will result in an unbalanced property.

2 letters of objection:

- The size and prominence of the dormer will have a harmful impact upon neighbouring properties.
- The proposal will overlook neighbouring properties.
- The proposal will have a harmful impact upon the street scene.
- The proposal will not be in keeping with Orchard Road.
- The visual effect when coming onto the Close will be detrimental to the rest of the Crescent.

OFFICERS COMMENTS ON REPRESENTATIONS:

The comments are noted and will be addressed in the conclusion section.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Designation applicable to site:

Within built up area boundary

DEVELOPMENT PLAN POLICES

[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
SDSP2	SD SP2 Built-up Area Boundary

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

CONCLUSIONS

PRINCIPLE

The key policies are deemed to be D DM1 and D DM4 of the Arun Local Plan. Additionally, Policies 1 & 3 of the East Preston Neighbourhood 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 application site is located in a prominent corner position where the front, side and rear elevations are clearly visible from the street. The area, and particularly Orchard Road, has a very uniform character of semi-detached single storey properties with hipped roofs. On Orchard Road, there are no immediate examples of different roof forms and there is a particularly strong character to this street. Hillview Crescent and Chiltern Close do have a small number of dwellings with roof alterations which has eroded this character slightly.

The proposed alterations to the roof will have a significant impact upon the appearance of the host dwelling within the street scene. The alteration of the roof from hip to gable (with hip bonnet) and the proposed dormer window will add significant bulk and mass to the roof of the dwelling. The detrimental impact of the proposed development upon the host dwelling is increased by virtue of the property being semi-detached with the neighbouring property retaining the hipped design and the application property being gabled. The proposed dormer, resultant of its significant scale, is not considered to be a sympathetic or subservient addition to the host dwelling. The dormer window extension is almost full width being only 1m and 0.3m from the Western and Eastern side of the proposed roof respectively, and approximately 0.3m below ridge level. The proposed roof alterations will also unbalance the pair of dwellings and be the only dwelling in the street (Orchard Road) where the hip roof will not be viewed. Therefore, proposed roof alterations are in conflict with D DM1(2), D DM4(a) and (b) of the Arun Local Plan.

The proposed dormer would also span the width of the proposed rear extension. It is considered that this gives it an alien appearance that would draw the eye and exacerbate the dominance of the dormer and the proposed roof when viewed from the street on Hillview Crescent. The proposed roof alterations will have a significant presence within the street scene by virtue of the design of the proposed development, appearing as a prominent and obtrusive feature within the locality. The hip to gable alteration will see the profile of the roof moved closer to Hillview Crescent and conflict with Policy 3(ii) of the East Preston Neighbourhood Plan due to the alteration of the basic form of the roof. The proposed extensions will unbalance the property (as a semi-detached building) and have an unacceptable adverse impact on the established character and appearance of the host dwelling and the wider area, which primarily retains the symmetry of the roofs on the semi-detached properties. The area is considered to have a strong uniform character, due to the consistent roof form and spatial pattern along Orchard Road. Therefore, the proposed development is considered to have a detrimentally harmful impact upon the character of the locality, and the spatial pattern of the area, in conflict with D DM1(1) and D DM4(e) of the Arun Local Plan. Additionally, the alteration of the roof form is in conflict with Policy 3(ii) of the East Preston Neighbourhood Development Plan, as it will significantly alter the basic form of the roof.

The rear extension replaces the existing rear projection and conservatory. The extension is lower than said projection by 0.8m and runs the full width of the host dwelling. When viewed from Hillview Crescent the single storey rear extension is not considered to appear as a dominant structure on the house. Whilst

it is noted that the proposed extension projects further from the rear wall than existing, it has a lower ridge height, which is considered to allow the proposal to appear sympathetic to the host dwelling. Therefore, the proposed rear extension is considered to appear subservient and well integrated with the host dwelling, and as such is considered to be in accordance with policy D DM4 (a) and (b) of the Arun Local Plan and Policy 1(i) of the East Preston Neighbourhood Plan.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed rear single storey extension, by virtue of its design and location is not considered to give rise to any unacceptably adverse overshadowing or overbearing impacts on neighbouring properties, as the windows are at ground level and it is limited to single storey. However, it is considered that the proposed roof dormer will give rise to additional overlooking of property garden to the North and result in an unacceptable loss of privacy to occupiers of nearby dwelling. This is because of the very small rear gardens, lack of boundary landscaping and small separation distances in the area. Furthermore, the adjacent property No.28 Orchard Road has no extension adjacent to the Western boundary of the two properties therefore it is considered that the proposed extension will have a visually dominant impact upon the windows and garden area of No.28. It would also breach a 45 degree line from the nearest window. The Council uses the 45 degree rule to assess planning applications for new buildings and extensions to existing properties which might affect the outlook from or daylight to a nearby house or flat.

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

SUMMARY

The proposed development is considered to conflict with relevant Development Plan Policy and the East Preston Neighbourhood Plan and as such is recommended for refusal for the reasons identified below.

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), Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for refusal of permission in this case interferes with applicant's right to respect for their private and family life and their home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of neighbours). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for refusal 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

REFUSE

- 1 The proposed development, by virtue of its unsympathetic design, significant size and prominent location is considered to have an unacceptable discordant and incongruous impact upon the character and appearance of the host dwelling as well as that of the immediate locality contrary to policies D DM1 and D DM4 of the Arun Local Plan and Policies 1 and 3 of the East Preston Neighbourhood Plan.
- 2 The proposed rear dormer by virtue of its siting and proximity to the boundary will result in and unacceptable loss of privacy to neighbouring properties to the north, in conflict with policies D DM1 and D DM4 of the Arun Local Plan.
- 3 **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 identifying matters of concern with the proposal and determining the application within a timely manner, clearly setting out the reasons for refusal, allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied by a revision to the proposal. The Local Planning Authority is willing to meet with the Applicant to discuss the best course of action and is also willing to provide pre-application advice in respect of any future application for a revised development.