

PLANNING STATEMENT

IN RELATION TO:

'Demolition of existing roof & internal walls to kitchen, bathroom and study. Erection of new single storey extensions to west & north elevations. Construction of new roof to incorporate 2 bedrooms (1 with en-suite) to include 2 small gable dormers to south elevation. New rendered finish to east elevation - resubmission following approval of EP/54/21/HH & EP/103/21/NMA'.

**38 The Roystons, East Preston, West Sussex,
BN16 2TS**

December 2021

1.0 INTRODUCTION

- 1.1 This application is submitted on behalf of the property owners, Mr. Alan Clarke & Mrs. Gaynor Clarke.
- 1.2 This proposal seeks part retrospective planning permission for *'demolition of existing roof & internal walls to kitchen, bathroom and study. Erection of new single storey extensions to west & north elevations. Construction of new roof to incorporate 2 bedrooms (1 with en-suite) to include 2 small gable dormers to south elevation. New rendered finish to east elevation - resubmission following approval of EP/54/21/HH & EP/103/21/NMA'*.
- 1.3 This Planning Statement is submitted in support of the above application. This statement should be read in conjunction with the revised drawing package, which have been prepared by OM Architectural Design.

2.0 SITE CIRCUMSTANCES

- 2.1 The application property is located on a large corner plot, adjoining The Roystons to both the south and west sides. The property was a chalet style property with limited first floor accommodation served by a modest eyebrow dormer, with a detached single garage to its north side. Following the grant of planning permission, originally in April 2021, works to extend the property commenced in September 2021.

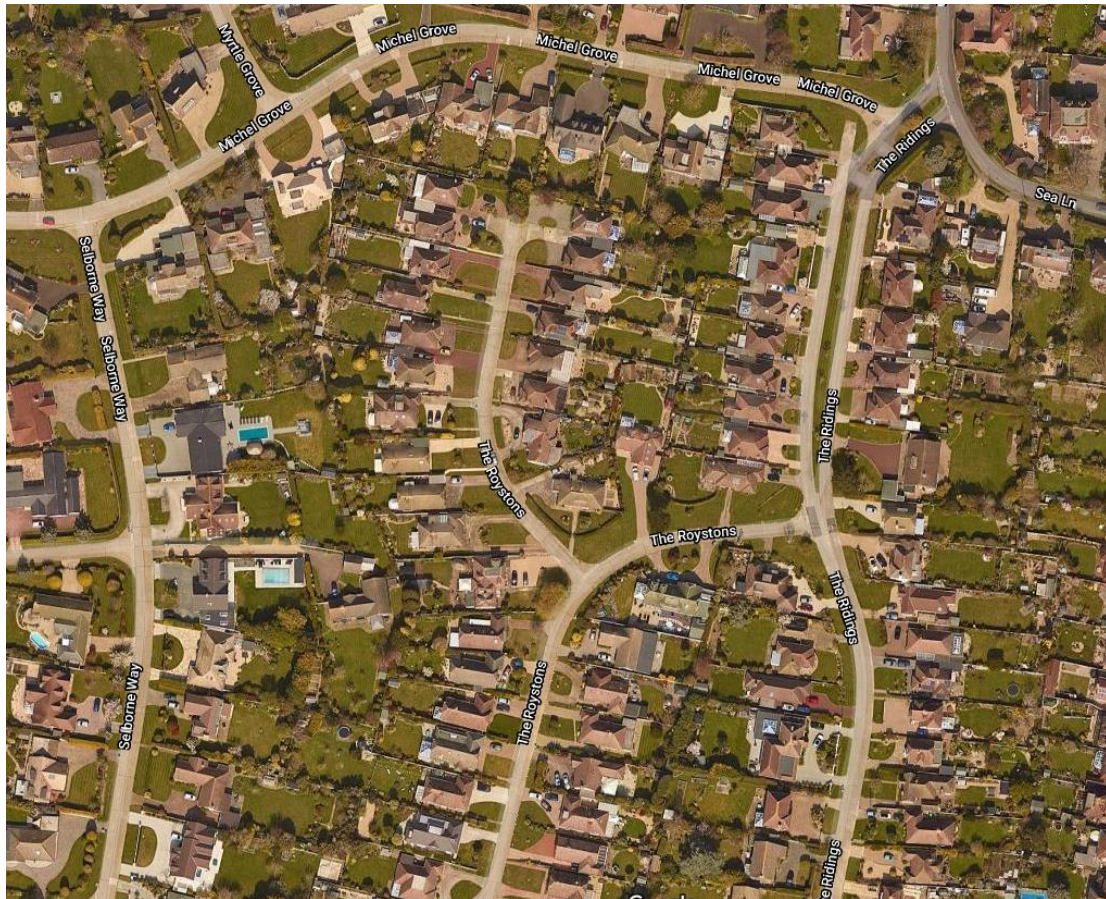


Fig 1. Aerial Plan showing the site and its surroundings (*courtesy of Google Maps*)

- 2.2 The surrounding area is residential in character, with properties generally comprising detached dwellings of varied style and design.

- 2.3 in terms of site designation, the site is located within the defined built-up area boundary, where the principle of new development is generally accepted subject to other policies in the plan.
- 2.4 To our knowledge, there are no other constraints or planning designations that relate to the site.

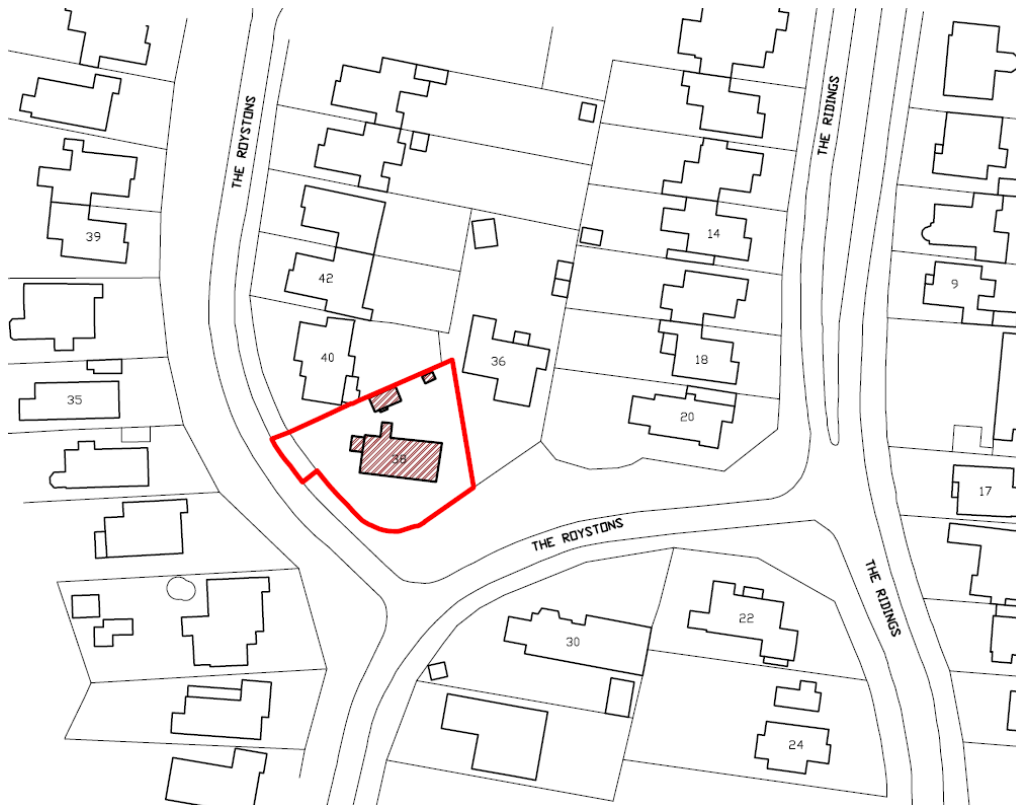


Fig 2. Submitted Location Plan

3.0 PLANNING HISTORY

3.1 According to the Councils online planning file, the Application Site has the following planning history:-

- **Planning ref: EP/103/21/NMA/:** Non material amendment following EP/54/21/HH to omit side extension to east elevation & relocate garage/ store window on southern elevation to new proposed study room, new rendered finish to east elevation. Approved. 21-09-21
- **Planning ref: EP/54/21/HH/:** Adding 2 small gable dormers to south elevation of the property to the previously approved scheme EP/14/21/HH/: Approved Conditionally. 16-07-21
- **Planning ref: EP/40/21/NMA/:** Non-material amendment following grant of EP/14/21/ HH to add 2 no. small gable dormers to the south elevation. Refused. 11-05-21.
- **Planning ref: EP/14/21/HH/:** Single storey side and rear extensions and conversion of roofspace to habitable use. Approved Conditionally. 09-04-21
- **Planning ref: EP/51/93/:** Single storey extension at rear. Approved Conditionally. 15-09-93

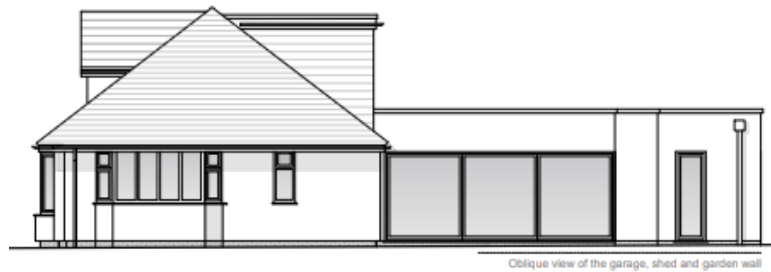
4.0 PLANNING PROPOSAL

- 4.1 This proposal seeks part retrospective planning permission for '*demolition of existing roof & internal walls to kitchen, bathroom and study. Erection of new single storey extensions to west & north elevations. Construction of new roof to incorporate 2 bedrooms (1 with en-suite) to include 2 small gable dormers to south elevation. New rendered finish to east elevation - resubmission following approval of EP/54/21/HH & EP/103/21/NMA*'.
- 4.2 The primary difference represented by this Application, when compared with that previously approved by Arun District Council, is that the original property's roof has now been removed. **The development, when complete, will mirror exactly what was granted planning permission previously by the District Council.** However instead of the original property's roof being converted, it will now be replaced by a new roof that is of the same design, height and form as previously approved by Arun. The roof has already been removed, as part of the ongoing works to the property. Hence this application is submitted retrospectively (albeit the works are not yet complete).
- 4.3 The requirement for this planning application arises following the Applicant's discussions with the Council Planning Officer, Mrs Lisa Coney. It has been advised that, because the extant permission referred to the conversion of the original property's roof, and not its removal, then this element of the scheme represented a departure from the Approved drawings, thereby requiring regularisation via a further planning application submission.



and South Elevation

Fig 3. Approved front elevation (planning ref: EP/103/21/NMA/)



Oblique view of the garage, shed and garden wall

Fig 4. Approved side elevation (planning ref: EP/103/21/NMA/)



Fig 5. Proposed front elevation



Oblique view of the garage, shed and garden wall

Fig 6. Proposed side elevation

5.0 PLANNING POLICY

(i) National Planning Policy Framework

- 5.1 The National Planning Policy Framework (NPPF) was originally published in 2012, with a revised version published in July 2018. Further updated versions of the NPPF were published in February 2019 and July 2021, comprising only minor alterations to the 2018 publication.
- 5.2 The NPPF confirms that planning law, as set out at Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990, requires that applications for planning permission to be determined in accordance with the development plan, unless material considerations indicate otherwise.

(ii) Arun Local Plan 2011-2031

- 5.3 The Arun Local Plan 2011 – 2031 was adopted by resolution of Full Council on 18th July 2018. The application site is identified as being within the defined built up area boundary, where the principle of new development is accepted subject to other policies in the plan (**refer to Fig 7**).

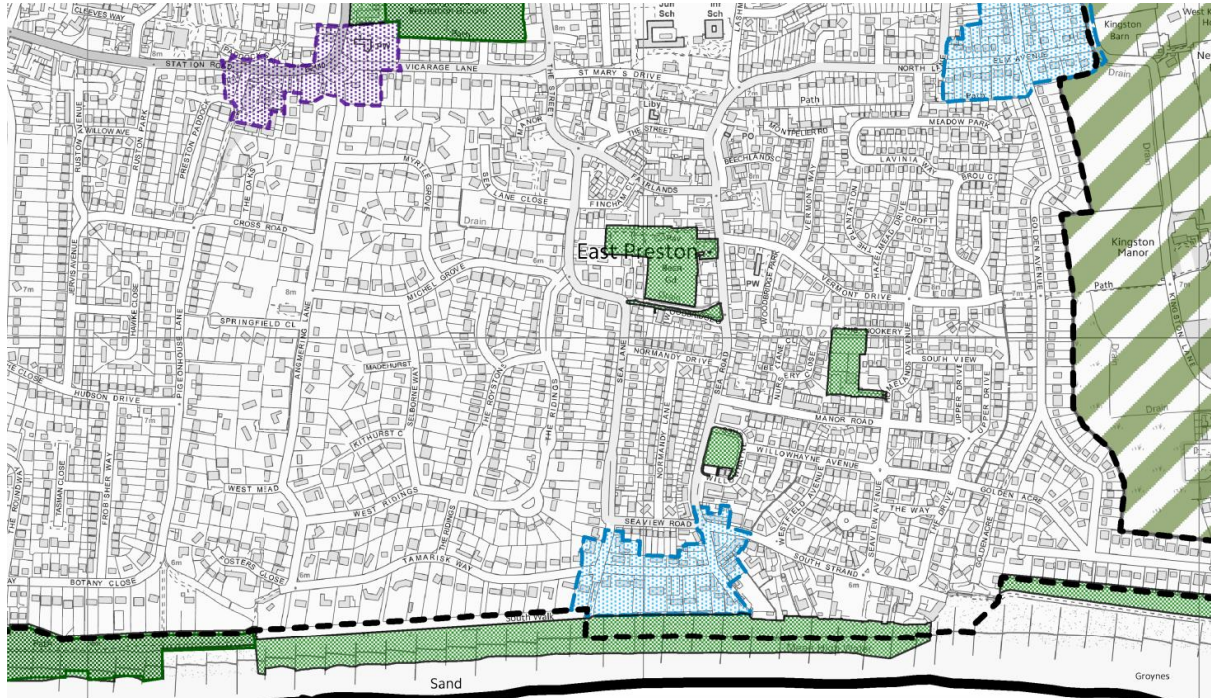


Fig 7. Local Plan Policy Map 4: Littlehampton and the Surrounding Area

- 5.4 The following policies are considered to be of relevance to this planning proposal:-
- 5.5 **Policy D DM1** relates to Aspects of form and design quality. This policy notes that *“when considering any application for development the Council will have regard to the following aspects:*
1. *Character Make the best possible use of the available land by reflecting or improving upon the character of the site and the surrounding area, in terms of its scale, massing, aspect, siting, layout, density, building materials (colour, texture), landscaping, and design features.*
 2. *Appearance/attractiveness Demonstrate a high standard of architectural principles, use of building materials, craftsmanship and hard and soft landscaping to reflect the local area...”*
- 5.6 **Policy D SP1** refers to design, noting that “all development proposals should seek to make efficient use of land but reflect the characteristics of the site and local area

in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details. Development proposals should have been derived from: a thorough site analysis and context appraisal; adherence to objectives informing sustainable design (inclusivity, adaptability, security, attractiveness, usability, health and wellbeing, climate change mitigation and habitats); and the influence these objectives have on the form of the development...”

5.7 **Policy D DM4** relates to extensions and alterations to existing buildings. It states that “when *considering applications for extensions and alterations to existing buildings, the Council will require that:*

- a. the extension or alteration sympathetically relates to and is visually integrated with, the existing building in siting, massing, design, form, scale and materials;*
- b. the extension or alteration is visually subservient to the main building and provide a high standard of amenity;*
- c. the extension or alteration does not have an adverse overshadowing, overlooking or overbearing effect on neighbouring properties;*
- d. in streets characterised by relatively small gaps at first floor level between buildings, any extension or alteration at first floor level does not come to within a minimum of one metre of the side boundary and;*
- e. the extension or alteration does not compromise the established spatial character and pattern of the place but is instead a positive addition.*

Developments shall also be consistent with all other Local Plan Policies”.

(iii) East Preston Neighbourhood Plan, 2014

5.8 **Policy 1** relates to Housing. It states that development proposals will be supported, provided:

- “i. the scale, density, massing, height, landscape design, layout and materials of all development proposals, including alterations to existing buildings, reflect and enhance the architectural and historic character and scale of the surrounding buildings;*

ii. they meet the adopted car parking standards, whereby the amount and method of parking provision should not adversely affect road safety, or result in unacceptable levels of on-road parking demand;

iii. where proposals for the use of a dwelling as a commercial holiday letting would amount to a change of use which requires planning permission they demonstrate that they will not harm the amenities of the local residential area; and

iv. they retain amenity land, incidental open spaces and roadside verges unless Policy 5ii applies”.

5.9 **Policy 3** relates to Design in Character Area Two, stating that “proposals in Character Area Two as shown on the Proposals Map (roads outlined in red) will be supported provided their scale, density, massing, height, landscape design, layout and materials of, including alterations to existing buildings, will:

i. maintain a consistent low building height, with no development proposal of more than 1.5 storeys ; and

ii. where new rooms are to be created in a roof space, ensure the height of the roof is not increased and the basic form of the roof is not altered.

(iv) Arun District Design Guide SPD – Adopted 25 January 2021

5.10 It is understood that the Arun District Design Guide has been prepared as a Supplementary Planning Document (SPD) to provide further guidance on design policies contained within Arun’s Local Plan. The SPD says “While the Guide is a material consideration in Arun District Council’s decision-making, the design solutions specified within are guidance only, and alternative approaches may be acceptable, when sufficiently justified and after the local authority’s approval. The level of information contained in planning applications should be relevant and proportionate to the nature of the development proposed, and master plans are encouraged to display appropriate innovation in relation to the context of a site.”

5.11 The Design Guide deals with a huge number of design related matters, and much

appears to be relevant to larger/strategic scale housing development sites. However, there is also relevance to individual plots such as this, with guidance in respect of built form, scale, character, materials, garden space, residential amenity, car parking, landscaping, and biodiversity.

6. PLANNING ASSESSMENT

(i) Principle and Justification

- 6.1 The Application Site is located within the defined built-up area boundary, where the principle of new development is accepted, subject to other policies contained within the Development Plan. It is important to note that the planning policy context has not changed since the previous planning application was permitted for works to the Application property.
- 6.2 As outlined above, this planning application is merely seeking permission to replace the property's roof, rather than convert it. The development, when complete, will mirror exactly what has been granted planning permission previously by the District Council.
- 6.3 The justification for the demolition is due to the poor quality and inadequate structural requirements to undertake the extensive refurbishment and the addition of first floor loft conversion.
- 6.4 The costs to renovate and upgrade wall and foundation structures is often greater than demolishing and rebuilding. Insulation levels and building fabric performance can be greatly improved to exceed current Building Regulation requirements. This results in a far more sustainable construction with regard to energy consumption with higher insulation U value performance and also eliminates any existing cold bridging and damp ingress.
- 6.5 The original property's foundations were not suitable to carry the additional loading of the proposed first floor and steel structural elements. It was more economic to demolish the existing roof structure, and replace with new foundations and structural supporting walls, in addition to a new roof structure.

- 6.6 The remainder of the demolition was necessary to allow for the redesigned layout to meet the clients requirements.
- 6.7 Construction works started on Thursday 23rd September 2021. As indicated above, the Applicant was unaware that the replacement of the roof with a new structure, which will create a roof form that is identical in terms of size, design and materials to that approved via the previous planning permission, comprised a departure from the terms of that planning consent. The Applicant was only alerted to this following discussions with Mrs Lisa Coney of Arun District Council's Planning Department.
- 6.8 The original permission referred to the property's roof being converted. This cannot now happen due to the roof having been removed. However it will be replaced in a like-for-like manner, albeit with a modern construction that has significantly greater energy efficient and structural benefits. It is considered that this represents a very minor technical breach of planning, which should be simply regularised via the granting of permission for this new Application submission.
- (ii) Design and Visual Amenity
- 6.9 The property that is the subject of this application is located on a corner plot, within an established residential area. The property adjoins The Roystons to the south and west sides.
- 6.10 At the time of the most recent planning application being considered in relation to the site (**planning ref: EP/54/21/HH/**), the Planning Officer noted that the *"surrounding area is mixed in design and style and the additions are modest in size and not considered to appear as an unduly dominant feature on the roof slope. Whilst dormers are not common within the area, the additions are not considered out of character. The materials will match that of the roof slope which helps to ensure its integration. The Arun Design Guide seeks to raise design in the district. The proposal is considered to comply with this in such that the design responds to and complements the existing character and appearance of the dwelling. The scale*

and massing is also appropriate. Due to the size and design of the proposed development, it will not result in harm upon the appearance of the street scene or wider area in accordance with D DM1 and D DM4 of the Arun Local Plan”.

6.11 The main difference represented by this application, from that previously approved by Arun District Council, is that the original property’s roof has now been removed. The development, when complete, will mirror exactly what was granted planning permission previously. However instead of the original property’s roof being converted (as per the original planning permission description), it will now be replaced by a new roof that is of the same design, height and form as previously approved by Arun DC. The roof has already been removed, as part of the ongoing works to the property. Hence this application is submitted retrospectively (albeit the works are not yet complete). As such, it is clear that in visual terms the appearance of the property when works are complete will remain entirely unchanged from that as originally approved, and the proposal will not result in harm upon the appearance of the street scene or wider area in accordance with **policies D DM1 and D DM4** of the Arun Local Plan. The proposals also comply with the relevant policies of the East Preston Neighbourhood Plan, and the Arun Design Guide.

(iii) Residential Amenity

6.12 At the time of the most recent planning application being considered in relation to the site (**planning ref: EP/54/21/HH/**), the case officer concluded that *“the proposal is not considered to result in harm upon amenity by way of overbearing, overshadowing or overlooking and accord with D DM1 and D DM4 of the Arun Local Plan”*. As set out above, this Application will result in no changes to the resultant scale, form, height and design of the proposal as recently accepted via the approval of **EP/54/21/HH**. Consequently, it is clear that the impact on residential amenities will be unchanged. The proposal would not result in harm upon amenity by way of overbearing, overshadowing or overlooking and accord with **D DM1 and D DM4** of the Arun Local Plan.

7. CONCLUSIONS

- 7.1 This proposal is a part retrospective application, which is merely seeking permission to replace the property's roof, rather than convert it. The development, when complete, will mirror exactly what has been previously granted planning permission by the District Council.
- 7.2 Additionally the works will create a more structurally sound property, with greater energy efficiency benefits. This is a material consideration in favour of the revised planning submission.
- 7.3 it is our view that the revised proposal will maintain a high quality development, which will appear unaltered to that previously approved on site. The proposal will not result in harm upon the appearance of the street scene. The visual amenities of the area will therefore not be harmed by this proposal, and the development continues to accord in full with **policies D DM1** and **D DM4** of the Arun Local Plan, the East Preston Neighbourhood Plan, and guidance set out in the Arun Design Guide.
- 7.4 Further, it is clear that the impact on residential amenities will be unchanged. Previously the Council confirmed that the proposal would not result in harm upon the amenity of neighbouring residents by way of overbearing, overshadowing or overlooking, and this revised application would not alter this position. Therefore the proposal will accord with **D DM1** and **D DM4** of the Arun Local Plan.
- 7.5 As the proposal accords with the aims and objectives of national, regional and local guidance, the application site is eminently suitable for the proposed development and permission should therefore be granted

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