

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

REF NO: EP/170/21/HH

LOCATION: 38 The Roystons
East Preston
BN16 2TS

PROPOSAL: Erection of new single storey extensions to west & north elevations. Construction of new roof to include 2 x gable dormers to south elevation. Addition of rendering and demolition of existing roof.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Two single storey extensions, one to the west and the other to the north and replacement of existing roof structure to include two south facing dormer windows. This application also involves the demolition of two smaller existing extensions and various internal alterations to suit.
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RELEVANT SITE HISTORY

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.	Approve 21-09-21
EP/54/21/HH	Adding 2 small gable dormers to south elevation of the property to the previously approved scheme EP/14/21/HH	ApproveConditionally 16-07-21
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
EP/14/21/HH	Single storey side and rear extensions and conversion of roofspace to habitable use	ApproveConditionally 09-04-21
EP/51/93	Single-storey extension at rear	ApproveConditionally 15-09-93

REPRESENTATIONS

Parish Council - Objection

- Proposal will result in an overbearing property both in respect of neighbouring properties and the street scene as a whole, contrary to Policy 1 of the East Preston Neighbourhood Plan as the scale, density and massing may not reflect and enhance the architectural and historic character and scale of the surrounding buildings.
- The proposed would be contrary to Policy 1, of the Neighbourhood Plan which states, It is important to avoid new buildings which appear overbearing by reason of their size, and alterations which harm the character of the road.
- The committee also had concerns about the loss of privacy the large, north-facing, rear dormer could result in.
- The committee asked for its concerns about how this Application has only resulted as the result of a Planning Compliance case. The committee was surprised the mention of demolition on the application form was edited out of the short description for this Application.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:

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)

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

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
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CONCLUSIONS

PRINCIPLE

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.

Arun District Council's Design Guide provides detailed guidance that will help raise design standards across the District. Developments should respond to the distinctiveness and characteristics of their surroundings in terms of scale massing and materials, protect the amenities of occupants and neighbours and seek to minimise energy consumption and improve environmental performance. In this instance, the front extensions should not disrupt building lines, maintain and enhance frontages, be subservient to the host dwelling and respect the space between buildings and side extensions should also be subservient to the host dwelling and respect the space between buildings.

East Preston has a made neighbourhood plan and policies 1 and 3 are of relevance to householder extensions. Policy 1 looks to control general principles relating to householder extensions including character and scale, car parking provision, amenities of local residents and protection of green spaces. 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.

Two applications relating to the proposed side and rear extensions and the dormer windows to the southern elevation have already been approved under EP/14/21/HH and EP/54/21/HH. Application EP/14/21/HH related to the two extensions and conversion of the roof space, however as works have progressed on site the existing roof was completely removed and therefore this application does not seek the conversion of the existing loft but retrospectively seeks the works in connection with a new roof structure. The proposed roof will be built matching the pre-existing roof and still accord with the approved planning permission.

The Parish have provided comments relating to the principle of the proposal i.e. its excessive bulk and overbearing/privacy issues. The works are included as part of the application description and will therefore form part of this report, however the principle for the extensions and dormer have already been approved so these concerns carry little weight. As alluded to above, the primary focus of this application is the demolition of the existing roof rather than its conversion.

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 provide side and rear extensions to the host dwelling. To the north, 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 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 extension is 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 extension appears 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 extension, 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 projection is set back approximately 0.15m from that of the host dwelling.

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. The proposed roof will now be built using a medium dark grey roof tile rather than utilising the existing brown roof tiles. Other example of grey roof tiles can be found in this locality and this is not seen to negatively impact the proposal.

Having regard to the aspects of form and design quality, the proposal is deemed to accord with D DM4 (a)(b) of the Arun Local Plan and Part M of the Arun Design Guide.

RESIDENTIAL AMENITY

The single storey 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 extensions are from the application site boundaries.

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 principle of these windows has already been approved under EP/14/21/HH by reason that they can be built without the need for a planning application under permitted development rights.

The principle for the first floor dormers to the southern elevation equally already exists due to the approval granted under EP/54/21/HH. It is also noted they only achieve views over the public realm.

The alterations to, and rebuilding of the existing roof structure, will not cause adverse harm to residential amenity as the roof is to be built to the same dimensions as previously approved and has therefore already been agreed.

It is therefore considered by virtue of not being overbearing, overshadowing and overlooking that the proposed extensions accords with policy D DM4 (c) of the Arun Local Plan and Part M of the Arun Design Guide.

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

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 CIL Liable therefore developer contributions towards infrastructure will be required (dependant on any exemptions or relief that may apply)

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 1000 01
- Proposed Block Plan 1002 02
- Proposed Site Plan 1004 03
- Proposed Ground Floor Plan 2004 04
- Proposed First Floor Plan 2005 03
- Proposed Elevations 2007 05
- Proposed Roof Plan 2006 04

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy 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 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.