

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

REF NO: EP/186/18/HH

LOCATION: 1 Tamarisk Way
East Preston
BN16 2TF

PROPOSAL: Two storey side extension, rear extension and front extension including demolition of existing conservatory and alterations to fenestration

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct significant alterations to the host dwelling. This includes a two storey side extension, rear extension and front extension. This also includes alterations to the existing fenestration, and the demolition of the existing rear conservatory and side garage.
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REPRESENTATIONS

REPRESENTATIONS RECEIVED:

East Preston Parish Council

Parish Council - Objection.

- The building will be too large for the plot and the area.
- The building will be overbearing on people approaching the beach by Sea Lane.
- The number of storeys is unacceptable, and is contrary to the Neighbourhood Plan.
- The dormers are not subservient to the roofline.
- The proposed design is of poor quality, and is out of keeping with the area.

2 letters of objection:

- The balconies will overlook 3 Tamarisk Way and Seafield Road rear gardens.
- The balcony on the first floor is extensive and can accommodate a number of people, which may cause noise disturbance to people walking along the Greensward.
- There are large glass doors on the second floor, as opposed to windows.

The second letter is written predominantly to raise queries, these are summarised below:

- The objector would like confirmation that above the swimming pool there is not a full storey, and instead a flat roof with rooflights.
- There forms a second floor balcony as part of the proposal. The objector was told that these would be refused by ADC, and is presuming that this will be approved.
- The East side annexe is not shown on the plans.

OFFICERS COMMENTS ON REPRESENTATIONS:

The representations will be addressed in the conclusion section. There is no known level of noise produced by the addition of the proposed balcony, however, if it were to be built, and then noise reached a level of which was considered to be a disturbance, then this could be controlled by the Environmental

Health Department.

With regard to the queries, the side extension runs North to South, and is 24.4m long. From the South, 9.5m of this extension is flat-roofed. Planning applications are determined on their own merits, it is not known who told the objector that all second floor bungalows would be refused. A lot of O.S maps are outdated, however, the Officer is aware of the annexe at the neighbouring dwelling.

CONSULTATIONS

Environment Agency

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Designation applicable to site:
Within built up area boundary
Within area of special character

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
HERDM4	HER DM4 Areas of Special Character
SDSP2	SD SP2 Built-up Area Boundary

East Preston Neighbourhood Plan 2014 Policy 1	Housing - General Principles
East Preston Neighbourhood Plan 2014 Policy 2	Design in Character Area One

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, D DM4 and HER DM4 of the Arun Local Plan. Additionally, Policies 1 & 2 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 HER DM4 of the Arun Local Plan relates to applications within Areas of Character. Proposals will be granted subject to the retention of buildings and other features which make positive contributions to the special character of the area, maintenance of an appropriate mix of uses, and where possible, enhance the special character of the area.

DESIGN AND VISUAL AMENITY

The application seeks to remodel and modernise the host dwelling, by way of various alterations. The locality is host to a wide variety of dwelling designs and types, and therefore has a mixed character. The host dwelling is sited within an Area of Special Character, however, is on the outskirts of this area. Nonetheless, this area is stated as being 'diverse' with an 'informal' character. Seafield Road is the closest Road mentioned in the ASC description, which states that 'each house is individually designed, illustrating how the estate as developed over time'.

The proposed development is considered to result in a change of appearance of the host dwelling, as a result its scale, but it is not considered to have a significantly detrimental impact on the established character of the host dwelling as a result of its design and use of materials. The proposed two storey side extension is readily visible from the street scene, as a result of its siting and scale. However, resultant of its relationship with the host dwelling in terms of scale and design, it is considered to be a subservient addition to the host dwelling. The area is not considered to have a uniform spatial pattern, as a result of the inconsistent roof shapes that appear in this locality.

The Northern (front) element of the proposal, due to its siting, is visible from the street scene. Whilst the proposal is considered to comprise a change to the appearance of the host dwelling, it is not considered to have a harmful impact on the character of the host dwelling. Due to its configuration, the proposed front extension does not extend beyond the proposed Northernmost projection of the host dwelling (part of the side extension). Resultant of this, and its scale and design, the proposed development is considered to appear well integrated with, and subservient to the host dwelling. This is considered to allow this element of the proposal to have no significantly harmful impact upon the character of the locality, or the host dwelling.

Part 4.14 of Policy 1 of the East Preston Neighbourhood Development Plan seeks to resist buildings being altered to have more than two storeys, and intends that dormer windows should be subservient to the appearance of the roof as a whole. The host dwelling is currently two storeys and as a result of the proposal will remain so. The proposed dormers (found on the side and rear roof slopes) are considered to be subservient, as a result of their design and scale. The roof dormers are 0.7m lower than the ridge height of the proposal, and are considered to be of a modest scale and design, reflecting similar dormers found in the locality. It is noted that the wall dormer, found at the rear elevation of the proposal, has a ridge height of which matches that of the host dwelling, however, this dormer is not considered to appear as a prominent or obtrusive feature within the street scene, or the wider locality of the development. This is due to the design of said dormer, as it is considered to be sympathetic to the character of the host dwelling, and well integrated with its rear elevation.

The proposed development does not conflict with East Preston Neighbourhood Development Plan Policy 1 and D DM4(b) of the Arun Local Plan as well as policy D DM1(1) and (2) of the Arun Local Plan.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed development is not considered to give rise to any significant impact on the residential amenities of neighbouring dwellings. The proposed development is sited acceptable distances from the boundaries, which is considered to alleviate any significant overbearing impact on adjacent occupiers. The side extension is 1.1m from the Western boundary of the site, with the pitched roof of this element of the development being a further 3.6m from this boundary line. The side extension only has a pitched roof over 14.95m of its length with the remainder of the side extension being flat roofed. Due to a combination of this design, boundary wall height (approximately 2m in height) and the fact that the main part of the neighbouring dwelling is approximately 8m away this aspect of the built form of the proposed development will not result in any significant overshadowing or loss of light to principal rooms of the adjacent dwelling. With regard to an unneighbourly impact on the street scene, the proposed development is considered to be sited in a way that prevents any harmful impact. The development is over 10m to the Northern boundary, and over 25m to the Southern boundary. To the East, the host dwelling is sited approximately 7m from the path to the beach, which is bordered by mature foliage.

The application includes the provision for a rear balcony at first, and second floor level. The first floor balcony stretches the full width of the rear of the dwelling, therefore, provides views to the East, South and West. It is considered that the views to the South and East are no different to those available from windows existing on the site, predominantly as a result of the siting of the dwelling and its orientation. However, this siting does mean that whilst there is potential for overlooking or loss of privacy. In this case, it is not considered that there will be any loss of privacy to principal rooms of the occupiers of the dwelling to the East, as there is a separation distance of over 15m to the adjacent dwelling, and mature foliage, which screens the majority of their garden. The second floor balcony, sited at the rear of the property is not considered to provide any views that are not currently available from the existing dormer window, or if this balcony were to be a window. This is because the design is such that there are no direct views to the East or West, as there is walling to these aspects, therefore, the views available are towards the garden of the host dwelling, and open space to the rear, providing only oblique views into the gardens of neighbouring dwellings. The proposed side extensions includes the provision of three Velux windows on the Western roof slope of the proposal. It is considered that as a result of their siting, there is potential for a loss of privacy to the occupiers of the neighbouring dwelling, therefore, it will be conditioned that they will be obscure glazed and non-opening below 1.8m.

The proposed development is considered to be in accordance with D DM1(3) and D DM4(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 plans:

- Location & Block Plan - 18006 - 1.00 - Rev. A - 20.12.2018
- Proposed Site Plan - 18006 - 2.03 - 11.12.2018
- Proposed Ground Floor Plan - 18006 - 2.00 - Rev. C - 24.10.2018
- Proposed First Floor Plan - 18006 - 2.01 - Rev. D - 24.10.2018
- Proposed Second Floor Plan and Elevations - 18006 - 2.02 - Rev. D - 24.10.2018

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 No development above damp proof course (DPC) level shall take place unless and until a schedule of materials and finishes and samples of such materials and finishes to be used for external walls of the proposed development have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the development.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with policy D DM1 of the Arun Local Plan.

- 4 All of the windows at first floor level in the Western elevation of the development shall at all times be and remain glazed entirely with obscure glass, and non-opening, below 1.8m.

Reason: In the interests of the amenities of the occupants of nearby properties in accordance with policy D DM1(3) of the Arun Local Plan.

- 5 **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.