

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

REF NO: EP/19/22/HH

LOCATION: 52 The Roystons
East Preston
BN16 2TS

PROPOSAL: Single storey rear extension, revised dormer and raised garage 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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REPRESENTATIONS

Kingston Parish Council - No Objection

1 Letter from neighbour - General comment

Unable to state no objection to this work being carried out until the applicants' final decision regarding the raising of the garage roof is known.

East Preston and Kingston Preservation Society - Objection

No objection to the rear extension nor to the materials proposed. However, the proposed triple-gabled dormer design replacing the present south-facing flat-roofed dormer, whose ridges spring from the ridge level of the main roof, is possibly over-dominant, as is the proposed front dormer, for the same reason, as it extends the line of the ridge in a manner uncharacteristic of most houses in this close of bungalows. Lower dormer ridges would be acceptable. We are also concerned that the increase in the height of the garage roof will mean that it no longer links satisfactorily with the adjoining garage and would disturb the symmetry of this attractive pair of bungalows.

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)

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.

DESIGN AND VISUAL AMENITY

The host dwelling is located at the head of The Roystons, with elevations facing the street at 45-degrees to the south and west. The locality is host to uniform styled and scaled linked-detached bungalows many of which have been created into chalets and have various single storey extensions. The host dwelling is sited centrally in its plot, with the bulk of the dwelling a minimum of 2.4m to each of the site boundaries. Loft conversions to properties along this section of The Roystons have varying sized and scaled dormer windows and include two with larger box style dormers running along the lengths of the roofs (including the application site) but most with smaller pitched roof dormer windows. There are no dormer windows present to front elevations, except for No.38 to the south of the application site. In this respect No 38 is a differently styled building given its position on a sharp corner bend between a 'T' junction in the Roystons, it also has a southerly orientation unlike any of the other dwellings in the off shoot of the road. The development seeks to provide a single storey rear extension to the host dwelling, full width across the rear of the property by 3.6m in depth. Increase the height of the existing garage roof by

approximately 500mm and alterations to the converted loft, including an increase in width of the existing dormer by approximately 1.2m and two new pitched roof dormer windows to the front and rear of the property. The dormers form an extension to the ridge line but extend no wider than the existing roof. 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 compromise the spatial character of the area.

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. With reference to Section M of the Guide, referencing the design of side extensions. The alterations to the height of the garage, with the inclusion of a small pitch to the front of the garage roof will result in a sympathetic form of development as the alterations appear well integrated with the dwelling, whilst remaining subservient to its built form. This is largely by way of the scaling of the extension being significantly lower than that of the host dwelling and set well back from the primary elevation.

The rear extension projects from the eastern elevation. This element of the proposal has a limited impact on the street scene, largely due to its sitting to behind the host dwelling. Due to the design of this element, the scaling of its roof, and use of materials which match those found on the host dwelling, it is a subservient and visually integrated form of development and is considered acceptable.

The alterations to the roof include the increase in width of a south facing (side) dormer by approx. 1.2m. The new dormer rather than have a flat roof introduces 3 small pitch/hipped roof sections with small flat sections between. This dormer is visible from the street and will have an effect on its character. The design of the dormer appears slightly awkward however given that it will be constructed with materials which match the host dwelling and to a scale that will be subservient to the host dwelling, it is not seen as a reason to refuse this application.

The two smaller dormers are also appropriately scaled and to be built from matching materials. The rear dormer is subservient to the host dwelling and will not adversely effect the street scene as is considered an acceptable form of development. The front dormer will be an incongruent feature within the street. Other pitched roof dormers are present in the immediate area; however, these are all located to the side elevations. With particular reference to East Preston Neighbourhood Plan Policy 3, when considering new roofs within loft conversions, this addition will conflict with policy as it will extend the ridge line and introduce a new feature to the front facing roof plane, however given that it is an appropriately sized dormer and as the property is located to the top corner of the close, the small negative impact of the dormer is considered acceptable.

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 eastern roof slope of the dwelling and is sited over 18m away from the eastern boundary of the site. The proposed openings will not increase overlooking to the property behind and is considered acceptable. As the principle of side facing windows is already present on site, the slight addition of views towards the south and over the roof of No 50 created through the increased width of the south facing dormer, will not give rise to new unacceptable views and is considered acceptable. The west facing dormer will achieve views over the road only and will not negatively impact the amenity of neighbouring properties.

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.

SUMMARY

The proposed development is deemed to accord with the relevant development policies and as such is recommended for approval subject to the following conditions and informatives.

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.

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:

- Proposed Plans and Block Plan 2881/01/01
- Proposed Elevations 2881/01/04
- Proposed Ground Floor Plan 2881/01/05
- Proposed First Floor Plan 2881/01/06
- Location Plan

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 **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.