

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

REF NO: EP/20/22/HH

LOCATION: 67 Worthing Road
East Preston
BN16 1DE

PROPOSAL: Continuation of pitched roof above existing flat roof extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This application seeks to extend the roof of the original dwelling atop an existing single storey rear extension that features a flat roof design. The proposed roof extension has a depth of approx. 3.4m, an approx. width of 9m, eaves at a height of approx. 2.6m and a peak height of approx. 5.9m. The roof extension is to be a half hipped design.
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REPRESENTATIONS

East Preston Parish Council - No Objection.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

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
EPDS	East Preston Village Design Statement

CONCLUSIONS

CONTEXT

The plans submitted with this application show other alterations to the dwelling, further than that of the front dormer. This application is for the front dormer shown on the plans, not any other alteration. The approved plans condition attached to this application also refers only to the front dormer within the proposed plans as noted.

PRINCIPLE

In this case, the key policies are D DM1 and D DM4 of the Arun Local Plan. Additionally, Policy 1 & 3 of the East Preston Neighbourhood Development 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 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 the criteria for development within Character Area Two. These ensure their scale, density, massing, height, landscape design, layout and materials of, including alterations to existing buildings, will maintain a low consistent building height lower than 1.5 storeys and 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.

Section M of the Arun Design Guide states that roof extensions should be located in discrete locations and not detract from the character and appearance of the dwelling or wider area. In this instance, the roof extension is located to the rear of the property and visually integrated with the existing roof profile. As such it is compliant with this guidance.

Section M also introduces the 45 degree rule for rear extensions that are designed to gauge and reduce any impacts of overshadowing and overbearing on neighbour dwellings. The proposal, although not described as a rear extension, projects to the rear of the property and sits atop an existing single storey rear extension. As such, it serves the existing rear extension and thus, the 45 degree rule is applicable and appropriate to gauge impacts of overbearing and overshadowing on neighbour dwellings.

DESIGN AND VISUAL AMENITY

The proposal is a roof extension that projects off of the existing roof to the rear of the property atop a single storey rear extension that currently features a flat roof design. The proposal is a direct extension of the existing roof profile, continuing its existing pitch, and ridge height to the rear of the property, meeting the rear elevation and ending in a half hipped design. There is no increase in height of the existing ridge line with the peak of the proposal being approx. 5.9m and the height of the existing eaves are also matched at approx. 2.6m. The scale of the proposal is appropriate and the design is visually integrated, sympathetic and subservient to the host dwelling.

The materials proposed for the roof are to match those found on the roof of the existing dwelling. The

materials proposed for the gable are boarding, this is to the rear of the dwelling and considered appropriate. Overall, the proposal results in a fuller roof profile appropriate for the host dwelling. The design is appropriate and will have minimal views from the wider street scene. As such, it will have no adverse visual impact on the street scene.

There are other examples of half hipped roof design to the rear of the property within the locality such as No.91 Worthing Road. The design is not out of character within its locality.

The proposal is in accordance with D DM1(1) & D DM4(a), (b), (e) of the Arun Local Plan, Policy 1 & 3 of the East Preston Neighbourhood Development Plan.

NEIGHBOURING RESIDENTIAL AMENITY

The roof does not exceed the existing rear elevation but does build atop the existing rear extension. The proposal does not intersect 45 degree light accessibility lines when drawn from the rear viewpoints of neighbour dwellings No. 65 and 69 Worthing Road. As such, there are no adverse impacts by way of overshadowing on neighbouring dwellings.

The proposal also does not intersect 45 degree sightlines when drawn from the rear viewpoints of neighbour dwellings No. 65 and 69 Worthing Road. There are no adverse impacts by way of overbearing on neighbour dwellings.

This proposal introduces no new viewpoints and as such, gives no rise to any adverse impacts by way of overlooking.

By virtue of not being overbearing, overshadowing, or overlooking on neighbouring dwellings, the proposal is compliant with relevant Development Plan Policies D DM1(3) & D DM4(c) of the Arun Local Plan and Section M of the Arun Design guide.

SUMMARY

The proposal is compliant 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

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 not CIL Liable.

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 West & North Elevation (Dwg No. 77/25/05 A)
 - Proposed East Elevation (Dwg No. 77/25/06 A)
 - Proposed Roof Plan (Dwg No. 77/22/04)
- 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.