

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

REF NO: EP/21/22/HH

LOCATION: 35 The Ridings
East Preston
BN16 2TW

PROPOSAL: Installation of front dormer.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION This application seeks to install a front dormer that is approx. 3.2m in height, 2.8m in width and 2.8m in depth.

REPRESENTATIONS

East Preston Parish Council - Objection:

- Property would be unbalanced compared to its pair.
- Proposed alterations 'heavy-handed'.
- Roof plan would have been helpful.

East Preston and Kingston Preservation Society - Objection:

- Front dormer would be acceptable if set below the ridge line, a more subservient position.
- Lack of roof plan made interpretation difficult.
- Rear dormer would protrude from both sides of the existing roof, giving an unbalanced, out of proportion and unacceptably rectangular appearance.

1 nearby occupier - Support:

We live at the neighbouring property No 33 The Ridings and we support this front dormer. Our property is one of the pair of bungalows referred to in the objection by East Preston Parish Council. We believe that the proposed front dormer at No 35 will compliment the front dormer already approved for our property - see planning application EP/56/21/HH.

OFFICER COMMENTS ON REPS:

This application seeks approval for the Front Dormer alone. Other alterations shown on the plans are not a concern of this application. Though a roof plan would have been helpful in assessing the application, sufficient information has been submitted for the determination of this application.

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 dormers should consist of sympathetic materials to those of the existing dwelling, be located centrally without being over-dominant, not be located close to verges or hips and have gabled/ flat lead roofs, not damage the original character of the host dwelling or its locality and minimise interference with original form/ appearance of the structure.

DESIGN AND VISUAL AMENITY

The proposal is to the front elevation. The front dormer would be approx. 3.2m in height, 2.8m in width and 2.8m in depth. It is proposed to be a half-pitched roof design meeting the existing ridge line but sited centrally within the roof. Whilst not set below the ridge line so as to make it a more subservient addition to the front elevation, it is not an over-dominant feature and it is separated from the eaves and hips of the roof by approx. 0.5m. The scale of the front dormer is moderate relative to the host dwelling and when compared to the existing ground floor front projections, it is of a slightly smaller scale but similar design and is set back from these projections. It is therefore sufficiently visually integrated and an acceptable feature on the front elevation.

Furthermore, front dormers are not an uncommon feature within the locality, and some can be seen to meet the ridge line of their host property such as No. 71 & 73 The Ridings and No. 29 & 30 The Roystons. Though these examples are not within direct proximity to No. 35 The Ridings, they are within the locality and the same Character Area.

Section J.05 of the Arun Design Guide states that dormer windows should not be over-dominant and fussy. This proposal meets the guidance of J.05 in that the windows located on this dormer are not fussy or not over-dominant.

The half-pitched roof design with matching pitch to that of the existing roof form and the use of matching materials visually integrates the design of the dormer and goes some way to mitigating its visual impact on the front elevation. Although section M recommends gabled ends and flat lead roofs, the half-pitched roof design is acceptable given the form of the original roof. The front dormer is separated from the existing hips and eaves by approx. 0.5m but does meet the ridge line. The design is visually integrated and does not significantly adversely damage the original character of the dwelling. Additionally, similar examples of front dormers meeting the ridgeline can be found within the locality. As such, although the siting of the dormer meeting the ridge line may detract from the visual subservience of the design, it is not out of character within the locality, does not compromise it entirely and is not grounds for refusal.

The introduction of this front dormer does not increase the height of the existing dwelling and does not alter the basic form of the roof. It is therefore, compliant with Policy 3 of the East Preston Neighbourhood Development Plan.

The proposal does not result in an adverse appearance on the street scene, or result in any significantly harmful impact upon the host dwelling, and as such, is deemed to be in accordance with D DM1(1) & D DM4(a), (b) of the Arun Local Plan, Policy 1 & 3 of the East Preston Neighbourhood Development Plan and Section M & J.05 of the Arun Design Guide.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed front dormer is located centrally to the roof of the host dwelling. It is of a scale and siting which does not give rise to intersection of any 45 degree light accessibility lines or 45 degree sight lines. The dormer is separated from the North (side) and South (side) site boundaries by approx. 4.5m each. The proposal will not give rise to any significant adverse impacts by way of overbearing or overshadowing.

The front dormer is to feature 1 No. front facing window that looks out to the street. This will not give 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.

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 (1 No. Front dormer) hereby approved shall be carried out in accordance with the following approved plans:

- Proposed Elevations 1497/005-P Revision A. (The approval of these plans solely regards the front dormer shown).
- Proposed Floor Plans 1497/002-P Revision A. (The approval of these plans solely regards the front dormer shown).

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.