

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

REF NO: EP/22/21/HH

LOCATION: 15 The Plantation
East Preston
BN16 1LD

PROPOSAL: Erection of rear extension and loft conversion with rear dormers and side gables

SITE AND SURROUNDINGS**DESCRIPTION OF APPLICATION**

The application relates to the conversion of the loft area and extensions to the roof providing hip to gable additions to both sides. 2 dormers are created to the rear and roof lights to the front. A single storey flat roofed rear extension is proposed measuring 2.3m by 6.4m in area by 2.6m high. The dwelling would become a 5 bed property with 3 new bedrooms created at first floor. The height of the roof is not increased.

REPRESENTATIONS

East Preston Parish Council - Objection

- The Plantation is covered by Policy 3: Design in Character Area Two of East Preston Neighbourhood Plan.
- The proposal does not reflect the characteristics of the site and local area.
- The proposal transforms look of this property from compact house into something out-of-keeping with every other property in the road, not responding to or complementing the existing character. No others have side gables nor such a number of rooflights.
- Alteration of basic form of the roof is contrary to Policy 3 of the East Preston Neighbourhood Plan.
- Proposal is bulky and heavyweight and the scale is out of character.
- Does not meet Part M of the Arun Design Guide.
- Rear dormers could result in a loss of privacy to adjacent properties in The Plantation as well as Vermont Way.
- Application is in conflict with policies D DM1 and D SP1 of Arun Local Plan.

25 Objections

- Extension is overpowering and out of keeping.
- Will spoil the symmetry of the cul-de-sac.
- Front elevation looks like a dutch barn.
- Will overshadow and overlook neighbours.
- Will result in parking on the road.
- Out of Character.
- Would be contrary to policies 1 and 3 of East Preston Neighbourhood Plan.
- The Plantation is a private cul-de-sac consisting of 19 detached and semi detached bungalows. The majority have two bedrooms, the remainder three.

CONSULTATION RESPONSES RECEIVED:

OFFICERS COMMENTS ON REPRESENTATIONS:

Comments noted. The representations raised will be addressed in the conclusion section.

POLICY CONTEXT

Designation applicable to site:

Within 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)
DSP1	D SP1 Design
TSP1	T SP1 Transport and Development

[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:

NPPDG	National Design Guide
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD11	Arun Parking Standards 2020
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CONCLUSIONS**PRINCIPLE**

In this case, the key policies are D DM1 and D DM4 of the Arun Local Plan. Additionally, the National Planning Policy Framework.

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 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 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 single storey flat roofed rear extension would not be readily visible in the street scene and would not result in harm to the character or appearance of the area.

The roof alterations, due to their prominent nature and location, alter the appearance of the dwelling and are significant in terms of their size and the resultant roof shape and as such conflict with policy D DM4 (a) of the Arun Local Plan. The development conflicts with Policy 3(ii) of the East Preston Neighbourhood Development Plan, in that the roof shape of the dwelling is altered to allow for accommodation in the roof, but it is compliant in that the height of the dwelling is no greater than 1.5 storeys.

The area comprises a cul-de-sac of traditional style bungalows of similar scale and design. There is a strong uniform character to the area. The roof extension would not appear subservient to the dwelling as a result of their significant scale. However, the eaves height and ridge height of the proposal match those of the host dwelling and are unaltered, and the materials could be conditioned to match the existing. The proposal does not adhere to the consistent roof form pattern in the cul-de-sac and would create a form of development contrary to this strong character creating an alien form of development that would be incongruous in the street.

Rear dormers will be set behind the existing pitch of the dwelling which helps ensure they appear well integrated and do not dominate the street scene. The addition of roof lights to the front roof slope will not significantly alter the appearance of the front of the dwelling and would not appear out of character in the area. There are other properties in the cul-de-sac which have roof lights within the roof area.

The Arun Design Guide explains in section M that alterations to the roof profile should not detract from the character and appearance of the dwelling or wider area in any case. When extensions include roof lights, these should maintain the privacy of neighbouring properties and should be used sparingly, discreetly and centred on the roof and extensions to the roof should not damage the character and appearance of the original building and its surroundings. Whilst the rooflights and dormer windows on the rear are considered to comply with this guidance, the proposed alterations to the roof profile are significant and will have a significant adverse impact on the strong character of the area.

The proposal conflicts with Policy D DM1, D DM4 of the Arun Local Plan, and Policy 3 of the East Preston Neighbourhood Development Plan in terms of design and impact on the character and appearance of the immediate locality.

However, the application needs to be considered in relation to the works which can be carried out as permitted development without the need for planning permission. These are detailed in Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) Order 2015 which relates to additions and alterations to the roof of a dwellinghouse.

These are permitted if the roof height of the extension does not exceed the height of the highest part of the existing roof and provided that no part of the dwellinghouse extends beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway (the front roof slope). Permitted development rights would allow this development up to a cubic content of 50 cubic metres. The proposals exceed this by approximately 20 cubic metres and are therefore not permitted development.

It is noted that an unfortunate consequence of the Permitted Development regime is that it could be permitted to develop one side of the proposals to the roof which would result in an unsymmetrical building out of character with the area. It is accepted that creating a building with symmetry is a much better solution to this with a less harmful impact on character and appearance.

However, it is considered that the character of the area is very strong with a lot of uniformity and the proposals are required to be considered against this backdrop. On balance, it is considered that what is proposed is substantially different in terms of impacts over and above what could be carried out under permitted development.

NEIGHBOURING RESIDENTIAL AMENITY

Due to the design of the proposal, the resultant dwelling will be bulkier than at present. However, given the aspect of the development site and the host dwellings' relationship with neighbouring dwellings, it is not considered that the roof alterations or rear extension will be overbearing or overshadowing to neighbouring properties.

Views from the rear facing dormer windows are centrally sited in the roof slope and the windows would be facing within the application site and it is considered that the depth of the amenity area of in excess of 22m is sufficient to mitigate harmful overlooking of properties to the rear in Vermont Drive.

There are no windows proposed in the side elevations and additional windows at first floor level in these elevations are precluded by the imposition of a restrictive condition to prevent unacceptable overlooking.

The development is considered to be in accordance with D DM1(3) and D DM4(c) of the Arun Local Plan.

PARKING

The floor plans indicate that the garage is to become a store. This alteration would constitute permitted development so the decrease in parking provision at the property would be outside of planning control. The proposal would provide an additional 2 bedrooms at the property which according to Arun parking standards would increase the car parking demand at the property by one space to 3 spaces plus visitor parking provision at 20%. The dwelling has a driveway capable of accommodating 2 -3 vehicles and there is plenty of capacity on road for visitor parking. Therefore adequate car parking provision is provided in accordance with the requirements of policy TSP1(d) of Arun Local Plan.

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 therefore developer contributions towards infrastructure will not be required.

RECOMMENDATION

REFUSE

- 1 The application site is located in an area with a strong uniformity in character. The proposed roof alterations will significantly alter the appearance of the dwelling and result in a form of development that will fail to respect this character. They will introduce and incongruous form of development into the locality and result in significant harm to the character and appearance of the area and be contrary to Arun Local Plan policies D DM1 and D DM4 and East Preston Neighbourhood Plan Policy 3.