

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

REF NO: EP/23/22/HH

LOCATION: 5 Chiltern Close
East Preston
BN16 1RE

PROPOSAL: Conversion of roofspace to habitable, including hip to gable enlargement and a rear dormer and front rooflight, single storey rear extension, and timber framed lean to porch to front.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION This application seeks a hip to gable roof extension, rear box dormer, single storey rear extension measuring approx. 2.2m by 5.8m and an open sided porch.

REPRESENTATIONS

Parish Council - Objection.

- Hip to gable extension will have a negative impact to street scene.
- Unbalance pair of semi-detached bungalows.
- Rear dormer overly dominant.
- Question front rooflight.

1 letter from the East Preston and Kingston Preservation Society - Objection

- No objection to rear extension.
- Hip to gable extension will have a negative impact to street scene.
- Unbalance pair of semi-detached bungalows.
- Rear dormer overly dominant.

CONSULTATION RESPONSES RECEIVED:

Noted.

POLICY CONTEXT

Designation applicable to site:
Built up area boundary (BUAB)

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
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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 recently adopted a Design Guide which 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, roof extensions should not be visually intrusive or block light into surrounding properties and dormers should be positioned in discreet locations, on the rear of the property wherever possible. In general roof extensions should not detract from the character and appearance of the building and local area.

East Preston has a made neighbourhood plan (EPNP) 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 plan ensures that scale, density, massing, height, landscape design, layout and materials of, including alterations to existing buildings, will: maintain a consistent low building height and not exceed existing ridge heights.

DESIGN AND VISUAL AMENITY

The ground floor extension is visually integrated with the host dwelling, subservient to the street scene and will not compromise the spatial character of the area as a result of its scale and appropriate material choice.

The hip to gable roof extension will not significantly alter the appearance of the bungalow. Given the existing character and appearance of the area it will not appear out of keeping. Furthermore although the shape of the roof will alter, the ridge height will not be increased thereby retaining its bungalow single storey appearance.

The proposed dormer roof is small enough so that it could be built without the need for planning permission. The dormer is designed to be set in from both ends and to sit below the roof ridge which will make it look balanced and provide it with an acceptable appearance.

The spatial character of the area will not be compromised with the addition of the dormer window or hip to gable extension, as further to the works a semi-detached chalet dwelling, which is comparable in scale to others in the area will be retained.

Having regard to the design and visual amenity, the proposal is deemed to accord with D DM1 and D DM4 of the Arun Local Plan, Part M Arun Design Guide and policy 3 of the EPNP.

RESIDENTIAL AMENITY

The bulk of the development will be above the existing footprint of the dwelling, under Design Guidance this is seen as an effective use of the plot. The rear extension protrudes 5.8m into the rear garden but it is situated away from the boundaries by over 5m to the east and is obscured by a garage immediately to the west. A rear garden length, above design guidance recommended levels is retained for the majority of the garden, lowering to 7.8 to the north of the single storey extension, this is acceptable given the good garden length to the opposing property.

In terms of overlooking, queries have been raised relating to the roof lights to the southern elevation. Although larger than most, these will not harm the amenity of adjoining neighbours as the face the highway. The rear facing windows will overlook the private amenity space at the rear, as such there will be no negative impact from overlooking.

It is therefore considered by virtue of not being overbearing, overshadowing and overlooking that the proposed extensions accords with policy D DM4 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 ;

- Roof Plan, Block and Location 22-001-302
- Street Scene 22-001-304
- Proposed Plans 22-001-301
- Proposed Elevations 22-001-303

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 and D DM4 of the Arun Local Plan and Part M of the Arun Design Guide.

- 3 The materials and finishes of the external walls and roofs of the buildings hereby permitted shall match in colour and texture those of the existing buildings.

Reason: In the interests of amenity in accordance with policies D DM1 and D DM4 of the Arun Local Plan.

- 4 **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.