

Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

27 February 2015
Ref: SD/Let/P1214

To whom it may concern,

Householder Planning Permission: demolition of existing double garage and construction of a two storey extension to side (east) elevation of the house, at 24 Elm Avenue, East Preston, West Sussex, BN16 1HL. (Amendment Following refusal of application EP//97/12/)

This application made on behalf of Mr and Mrs Tony Clark has been submitted online via Planning Portal under reference **PP-03976357** and includes the application forms, relevant drawings/plans and this covering letter.

The Site and Surroundings

The property is located on the corner site at the junction of Elm Avenue and Kingston Lane, East Preston. The property is bound by Elm Avenue to the north and Kingston Lane to the East. To the rear of the property beyond the garden, the property is bound by a large agricultural field.

The property is a two storey detached dwelling with a plain tiled roof and double flat roofed garage to the east. The garden is well landscaped with several trees/bushes on the site frontage.

The locality is predominantly residential, and Elm Avenue is characterised by detached dwellings of varying design, many Mock Tudor in spacious gardens set back from the site frontage.

The site is located approximately 1.4km south east from Angmering Railway Station and 260 metres from the nearest bus stop on North Lane which connects the site to larger towns namely Portsmouth and Brighton.



Figure 1 - Site Context

Planning History

The table below represents the relevant historical planning applications relating to 24 Elm Avenue, East Preston.

Ref. & Date Decided	Proposal Description	Decision
EP/144/14/HH 04/11/2014	Demolish existing detached double garage & rebuild new two storey attached extension to side (East) elevation	Refused
EP/62/69 20/06/1969	Ground floor bedroom and porch enclosure	Approved
EP/8/68 22/02/1968	Detached double garage store and conversion of integral garage to study	Approved

Figure 2 - Relevant Planning History

Planning Application Ref – EP/144/14 HH was refused for the following reason:

1. *The proposed extension does not relate sympathetically in design, form and scale with the existing dwelling or the designated Area of Special Character and adversely affects the visual amenities and character of the area in conflict with policies GEN7, DEV19 and AREA2 of the Arun District Local Plan.*

Proposed Development

This application proposes to demolish the existing double garage and to construct a two storey extension to the eastern side of the house.

Planning Policy Context

A key role of the planning system is to regulate the development and use of land in the public interest. At the heart of the planning framework are Statutory Development Plans, which seek to guide the decision making process. Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires, that where the Development Plan contains relevant policies, and application for planning permission shall be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

In this case, the Development Plan comprises the Saved Policies of the Arun Local Plan 2003 and the Arun Local Plan 2011-2031 Publication Version. The National Planning Policy Framework (NPPF) and relevant Supplementary Planning Guidance are also material considerations. Due to the stage of its development, the proposed submission District Local Plan should also be given material consideration.

This section considers how the proposed development complied with both National and Local Planning Policy.

National Planning Policy Framework (NPPF)

The NPPF is a material consideration in the determination of planning applications.

The NPPF provides clear guidance to planning authorities on how to consider design in policy terms, with section 7 providing the following framework against which to consider design quality. Paragraph 58 of the NPPF states that;

Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics. Planning policies and decisions should aim to ensure that developments:

- ☐ *will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- ☐ *establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;*
- ☐ *optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;*
- ☐ *respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;*

- ☐ *create safe and accessible environments where crime and disorder, and fear of crime, do not undermine quality of life or community cohesion; and*
- ☐ *are visually attractive as a result of good architecture and appropriate landscaping*

These design related requirements have fully informed the design of this amended scheme. Those proposed interventions fully respond to the context of the site, providing for a design solution of high architectural quality that considers the built form, natural and conservation context of the surrounding area.

Local Plan Policies

The Arun Local Plan 2011-2031 (Publication Version) consultation ended on 12th December 2014. Comments received in response to the consultation are currently being processed.

The Arun Local Plan 2011-2031 Publication Version sets out the Council's vision for the development of Arun up to 2031.

The property is located within Policy AREA1 of Special Character, planning permission will therefore be granted subject to;

(i) the retention of buildings and other features such as boundary walls, hedges, trees, railings, open spaces, etc. which make positive contributions to the special character of the areas;

(ii) the maintenance of an appropriate mix of uses where this is an important element in the character of an area;

(iii) the development makes a positive contribution to the special character of these areas, particularly with regard to the characteristics included in the descriptions for each area given in supplementary planning guidance.

It is our considered opinion that the proposals make a positive contribution to the special character of Policy AREA1.

Policy GEN7 relates to the form of new development and asserts that:

- ☐ *Planning permission will only be granted for schemes displaying high quality design and layout. Development proposals involving new buildings or significant extensions or alterations must be accompanied by an illustrated written analysis of the site and its immediate setting, together with its relationship with the relevant townscape, landscape, wildlife and movement characteristics of the wider area.*

Policy GEN7 states that development will be permitted provided it:

- (i) makes efficient use of land or buildings and, in the case of new residential development, achieves net densities of at least 30 dwellings per hectare;*

(ii) demonstrates that it responds positively to the identified characteristics and resources of the site and the area to create attractive places and spaces with the needs of people in mind and respects and enhances local distinctiveness;

(iii) promotes sustainable development, including the effective use and conservation of energy and reducing the need to travel, particularly by private car;

(iv) does not have an unacceptable adverse impact on adjoining occupiers, land, uses or property and, where relevant, facilitates the development of adjoining sites;

(v) takes account of any unacceptable adverse impacts that may arise from adjoining land uses or property;

(vi) retains significant open or wooded areas which, in their own right, make a material contribution to the local environment;

(vii) allows for the safe movement of pedestrians and vehicles, giving priority to pedestrians;

(viii) provides for vehicle parking in accordance with Policy GEN12 and Appendix 2 and open space in accordance with Policy GEN20.

In all cases, the District Council will expect a high standard of design and layout and all applicants will be encouraged to improve the visual amenities of the particular locality in scale, external appearance, hard and soft landscaping and materials.

It is considered that the proposals respond to the site and surrounding characteristics are fully compliant with Policy GEN7

Policy DEV19 relates to extensions to existing residential buildings and states that planning permission will be granted for extensions to existing residential buildings, provided that:

(i) the extension sympathetically relates to and is visually integrated with, the existing building in siting, design, form, scale and materials;

(ii) the extension is visually subservient to the main building;

(iii) the extension does not have an adverse overshadowing, overlooking or overbearing effect on neighbouring properties;

(iv) in streets characterised by relatively small gaps at first floor level between buildings, any extension at first floor level does not come to within a minimum of one metre of the side boundary;

(v) the extension does not compromise the established spatial character and pattern of the street.

It is strongly suggested that the proposals have been designed to sustain and enhance the existing property, complying with all of the aforementioned criteria.

Policy D DM1 relates to the aspects of form and design quality and states that when considering any application the Council will have regard to the following aspects:

1. Character - *Make the best possible use of the available land by reflecting or improving upon the character of the site and the surrounding area, in terms of its scale, massing, aspect, siting, layout, density, building materials (colour, texture), landscaping, and design features.*

2. Appearance/attractiveness - *Demonstrate a high standard of architectural principles, use of building materials, craftsmanship and hard and soft landscaping.*

3. Impact - *Have minimal impact to users and occupiers of nearby property and land. For example, avoiding the loss of sunlight/over-shadowing, over-looking issues, loss of privacy, anti-social noise/disturbance or having an over-bearing presence.*

4. Innovation - *Raise standards of design by embracing innovative design, new technologies and construction techniques, where a development proposal has the potential to do so.*

5. Adaptability - *Acknowledge diversity and difference. Buildings and places should be flexible to future adaptation, including the changing needs of occupants (for example ageing users, family circumstances), changes in wider work and social trends, and be able to accommodate potential differing uses of public space.*

6. Crime prevention - *Provide security measures that make places feel safer. This shall be achieved through natural surveillance and human presence by locating buildings and play areas along public routes and spaces, and making a clear division between private and public land to foster a mutual protection through territorial belonging. With respect to crime prevention, regard shall be had in particular to the document 'New Homes 2010 - Secured by Design' and the 'Safer Places - The Planning System and Crime Prevention'.*

7. Trees and woodland - *All new development will be expected to incorporate existing and new tree planting as an integral part of development proposals.*

8. Solar gain - *Within the constraints of the site and local context development proposals should, maximise sunlight and passive solar energy. Ideally development should be positioned (within a 15-20 degree margin) broadly south, with streets having an east-west pattern.*

9. Public realm - *Provide or enhance layouts, streets and public spaces so that they are attractive, socially inclusive, safe and secure, adaptable, with appropriate provision for planting, street furniture, and facilities for bicycle storage to create a place with attractive and successful outdoor areas.*

10. Layout - movement *Utilise existing networks or improve access via delivery of a variety of integrated networks, to and from residential areas, commercial zones, open spaces, facilities and public transport. Development schemes should carefully consider walking and cycling as an integral part of the overall design concept. The layout of a development scheme should be designed to encourage these sustainable modes of transport whilst also designing in vehicular movements as well.*

11. Layout - legibility *Deliver or contribute to the ease of navigation within a new or existing development scheme through use of focal points (landmarks, gateways, vistas, corner buildings, active edges, existing topography), and/or a variety of detail within the public realm (sculpture, planting, street furniture, building materials, building detail, signage).*

12. Public art *Public Art should be incorporated into schemes where there is capacity to do so. Public art can encompass a wide variety of elements to include art as part of the design of buildings and developments, landscape and planting, street furniture, signage and lighting in the public realm which is accessible to all. This can also result in physical, permanent artworks and sculptures. Such cultural interventions have often been realised in response to creatively engaging a community's sense of 'place' or 'well-being' in society. Public art will be encouraged as an integral element of development schemes.*

13. Density *The density of new housing will make efficient use of land while providing a mix of dwelling types and maintaining character and local distinctiveness. Higher densities will be more appropriate in the most accessible locations. Proposals should take into account the density of the site and its surroundings. The density of large sites should be varied to guard against uniformity. More specific standards can be found either within individual neighbourhood plans or the Arun Design Guide.*

14. Scale *The scale of development should keep within the general confines of the overall character of a locality unless it can be demonstrated that the contrary would bring a substantial visual improvement. Developers will be expected to prepare development briefs for strategic and other large sites identified by the Council, in consultation with communities and relevant bodies. Each brief will provide criteria and principles for development. Development briefs will be a material consideration in planning applications and will inform pre-application discussions. Developments with respect to all of the above shall also be consistent with all other Local Plan policies.*

This proposal has been designed with full regard for the relevant aspects set out in Policy D DM1.

Policy HER DM4 relates to areas of Special Character and states that within areas of Special Character as defined on the Proposals Map, planning permission will be granted subject to:

a. The retention of buildings and other features such as boundary walls, hedges, trees, railings, open spaces, etc. which make positive contributions to the special character of the areas;

b. The maintenance of an appropriate mix of uses where this is an important element in the character of an area;

c. New development preserving, and where possible, enhancing the special character of these areas, particularly with regard to the characteristics identified by the Local Planning Authority. Developments shall also be consistent with all other Local Plan Policies.

Policy D SP1 relates to design and states that:

- ☐ *All development proposals should be of good quality and demonstrate a high standard of design. Development proposals should have been derived from: a thorough site analysis and context appraisal; adherence to objectives informing sustainable design (inclusivity, adaptability, security, attractiveness and usability, health and wellbeing and climate change mitigation); and the influence these objectives have on the form of the development. All development proposals must consider the efficient use of land, layout, landscape and its setting, density, mix, scale, massing, materials, finish, architectural details and nearby habitats.*

This proposal has been designed with full regard to Policy D SP1.

Policy D DM4 relates to extensions and alteration to existing buildings (residential and non-residential), when considering such applications the Council will require that:

a. the extension or alteration sympathetically relates to and is visually integrated with, the existing building in siting, massing, design, form, scale and materials;

b. the extension or alteration is visually subservient to the main building and provide a high standard of amenity;

c. the extension or alteration does not have an adverse overshadowing, overlooking or overbearing effect on neighbouring properties;

d. in streets characterised by relatively small gaps at first floor level between buildings, any extension or alteration at first floor level does not come to within a minimum of one metre of the side boundary and;

e. the extension or alteration does not compromise the established spatial character and pattern of the place but is instead a positive addition. Developments shall also be consistent with all other Local Plan Policies

This extension has been sympathetically designed to be visually subservient to the existent property and complies with all requirements of Policy D DM4.

East Preston Neighbourhood Plan 2014-2029

The East Preston Neighbourhood Plan is a material consideration in the determination of this application and therefore we have considered the relevant policies.

Policy 1 of the East Preston Neighbourhood Plan (EPNP) relates to housing and asserts that development proposals will be supported provided:

- i. the scale, density, massing, height, landscape design, layout and materials of all development proposals, including alterations to existing buildings, reflect and enhance the architectural and historic character and scale of the surrounding buildings;*
- ii. they meet the adopted car parking standards, whereby the amount and method of parking provision should not adversely affect road safety, or result in unacceptable levels of on-road parking demand;*
- iii. proposals for a change of use of a dwelling to a commercial holiday letting demonstrate that they will not harm the amenities of the local residential area; and*
- iv. they retain amenity land, incidental open spaces and roadside verges.*

It is contended that these proposals are compliant with Policy 1; the highest architectural design has been adopted to reflect and enhance the character and scale of the surrounding buildings.

Policy 2 relates to design in Character Area One and states that development proposals will be supported provided the scale, density, massing, height, landscape design, layout, materials, including alterations to existing buildings will:

- i. preserve the street scene and avoid any increases in density that would alter the character of the area;*
- ii. avoid apartment block or hotel development and other large buildings inappropriate to their setting; and*
- iii. protect the view from the beach.*

Paragraph 4.25 relates to density of development and extensions in Character Area One and asserts:

- ☐ *The density of development in this area should not be significantly increased. Blocks of flats or hotels should not be permitted. Large houses can be appropriate in this area, but their scale should be proportionate to the size of their plot. Large houses on small plots are to be avoided. Care should be taken when extending houses to ensure that they remain proportionate to their site. The view from the beach should be protected. The construction or enlargement of buildings near the beach, which are visible from the beach, will not be permitted if they would adversely affect the view from the beach.*

It is strongly contended that the proposals are fully compliant with Policy 2 and paragraph 4.25.

Paragraph 4.25 acknowledges that large houses are appropriate if the scale is appropriate to the site specific plot, the plot at 24 Elm Avenue is large and the extensions have been designed to be entirely proportionate to the plot size which benefits from a large garden area. The extensions have no impact on the view from the beach.

Policy 8 relates to sustainable drainage and states that development proposals will be supported provided they demonstrates one or more of the following sustainable drainage design features:

- i. permeable driveways and parking areas;*
- ii. water harvesting and storage features;*
- iii. green roofs and/or*
- iv. soakaways*

These proposals are compliant with Policy 8, having a semi-permeable driveway and landscaped soakaway fronting the proposals.

The Proposals

This revised scheme has been redesigned to take full account of the Councils reason for refusal;

1. The proposed extension does not relate sympathetically in design, form and scale with the existing dwelling or the designated Area of Special Character and adversely affects the visual amenities and character of the area in conflict with policies GEN7, DEV19 and AREA2 of the Arun District Local Plan.

The amended scheme considers fully the Councils reasons for refusal above, changing significantly the location, form, scale and appearance of the extension to the dwelling.

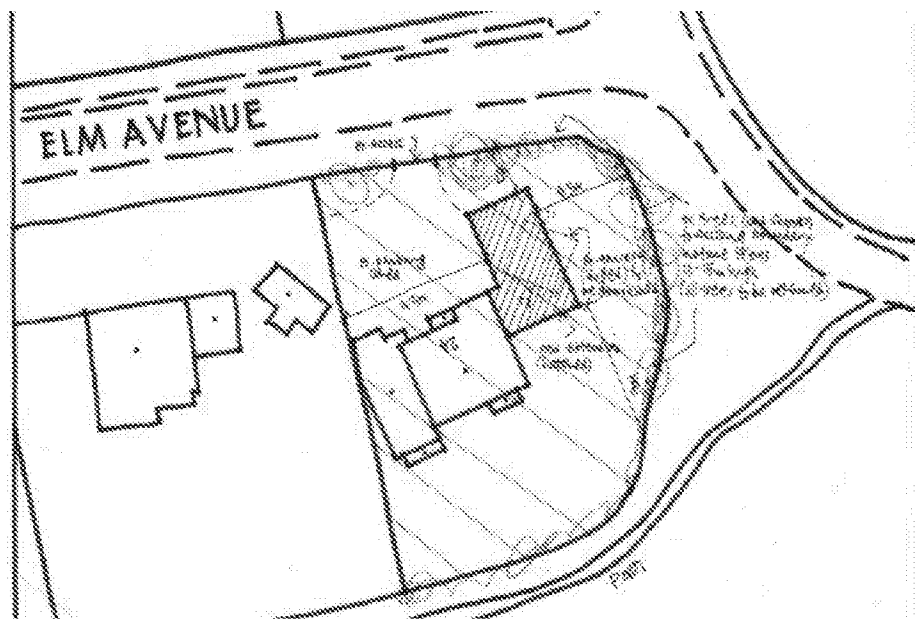
Originally the proposed extensions projected significantly forward of the existing building, removing the detached garage to be replaced with a 2 storey extension. The extension projected forward of the principle dwelling on site by approximately 7m (at a maximum width of 7m), sitting inside the front boundary by 5m. The Council considered that this forward projection created an unsubservient addition to the dwelling that altered both the character of the dwelling and area more generally.

In response to the Councils concerns, the extension has been radically altered to provide for a more simplistic form of development that extends only to the side of the existing property, sitting inline with the primary dwelling as existing on site.

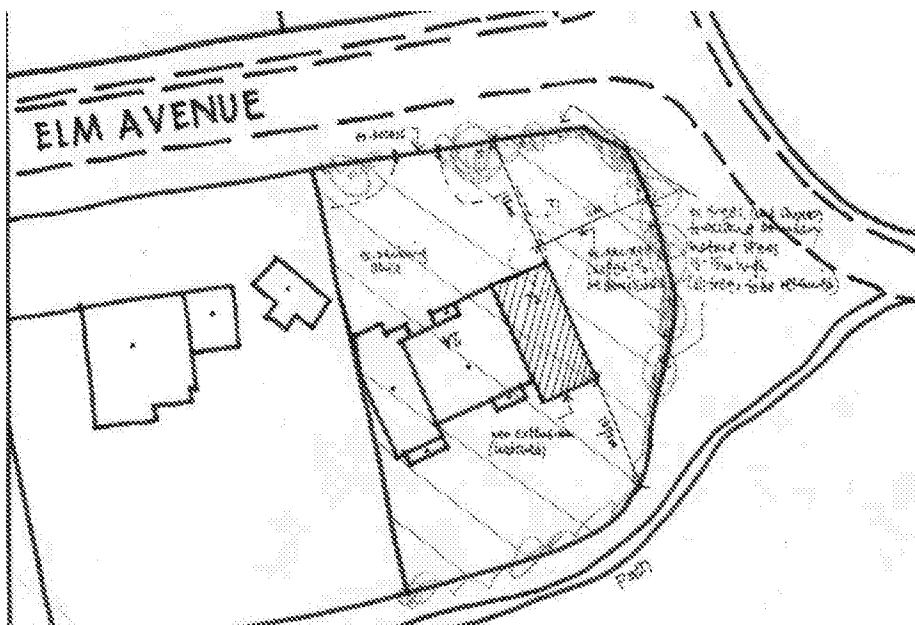
The detached double garage is still removed from the site, however the two storey side extension responds fully to the character, form and appearance of the existing dwelling, producing a subordinate form of development that has no adverse impact on the character of the existing dwelling or area more generally.

The extension measures 5.5m in width, a reduction of 1.5m from the refused scheme and proposed a simplified side extension with front dormer roof feature that respects the architectural form and appearance of the existing property. The extension is also over 1m shallower in depth.

The proposal wraps round to the rear of the property, with a second gable of equal width and height to existing. The overall proportions and form of the extension clearly produces an attractive and subordinate extension to the dwelling, responding fully to local planning policy and guidance.



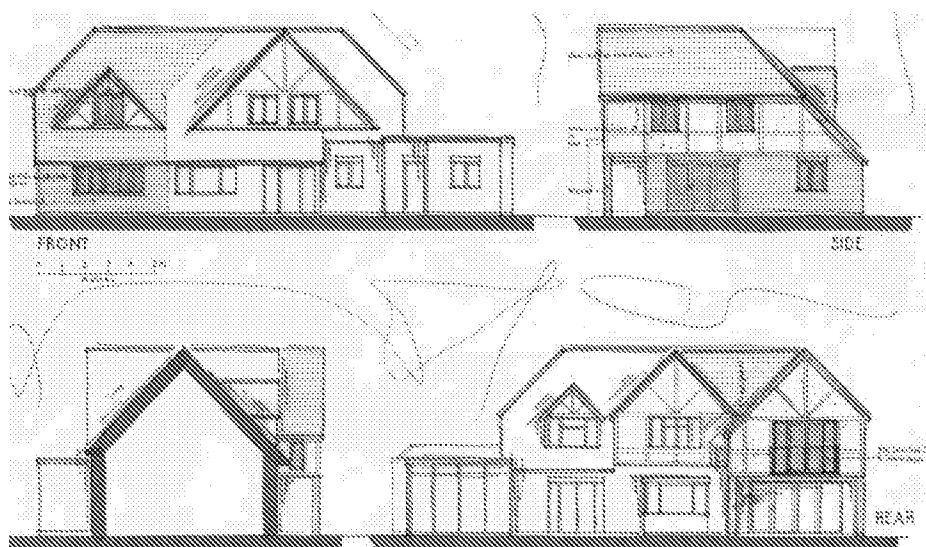
Refused scheme showing forward projection



Revised Scheme showing simplified side extension form



Refused scheme showing forward relationship with existing house



Revised Scheme showing how the simplified side extension will be read as an entirely subordinate piece of architecture to the principal dwelling.



The image above shows the dwelling as existing in context. Many other dwellings in Elm Avenue have been extended to the side. (image below of properties opposite the application site)



Overall, the extension is considered to complement the existing property and will be integrated fully into the local area, without any harm to characteristics of the Area of Special Character.

The Area has an eclectic mix of property styles and forms and the works to 24 Elm Avenue will maintain fully its spacious character and high quality environment.

The extensions will result in no adverse impact on adjoining residents and the plot still provides for adequate off street parking provision for the house.

Summary

The proposed demolition of existing double garage and the construction of a two storey extension to the eastern elevation of the house are considered to provide for a very high quality architectural solution that maintains fully the special character of Policy AREA1, whilst providing new accommodation to meet modern family needs.

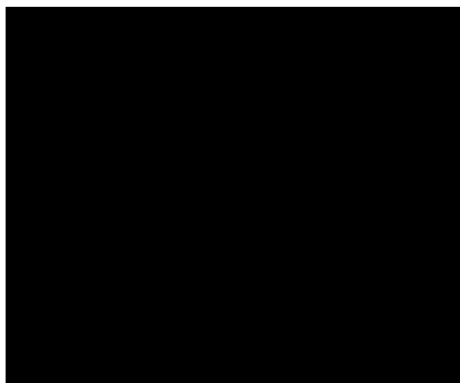
The revised extension has been designed to be sympathetic to the surroundings as well as visually integrated and fully subservient to the existing property.

Overall it is our considered opinion that the extension to the existing house will result in a significant enhancement to the overall composition of the property as a whole.

We therefore trust you will be able to support our proposals and approve this householder planning application.

If you have any further queries or require further information please contact me on [REDACTED]

Yours sincerely
ECE Planning



Chris Barker MPT

Director

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