

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

REF NO: EP/31/25/HH

LOCATION: 1 West Ridings  
East Preston  
BN16 2TD

PROPOSAL: Single storey rear and side extensions, roof extension to include rear and front dormers, gable ends and roof lights. Two storey front gable extension.

<b>SITE AND SURROUNDINGS</b>
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DESCRIPTION OF APPLICATION As above.

<b>REPRESENTATIONS</b>
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East Preston Parish Council - No objection although consider that the proposal may overwhelm the plot.

Two letters of objection were received from neighbouring properties raising concerns that:

- Design is not in keeping with the road.
- Front window will result in overlooking of the opposite property.
- Biodiversity will be detrimentally effected.
- Site notice not displayed.

The site notices were displayed on 22/4/25 until at least 13/5/25, satisfying the 3 week statutory consultation period. A further notice was posted in a different location on 29/5/25. Further comments will be addressed in the conclusion.

**CONSULTATION RESPONSES RECEIVED:**

None.

<b>POLICY CONTEXT</b>
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Designation applicable to site:

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

**PLANNING POLICY GUIDANCE:**

NPPF	National Planning Policy Framework
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NPPG National Planning Practice Guidance

**SUPPLEMENTARY POLICY GUIDANCE:**

SPD13 Arun District Design Guide (SPD) January 2021

EPDS East Preston Village Design Statement

**CONCLUSIONS**

The key Development Plan policies relevant to this proposal are D DM1, D DM4 and Policy 1 of the East Preston Neighbourhood Development Plan (EPNP). Additionally, Section M of the Arun Design Guide is also of relevance.

**DESIGN AND VISUAL AMENITY**

The site currently features a detached, brick-built chalet bungalow with white UPVC fenestration and plain tiled roof with a front dormer. The application seeks planning permission for the construction of single storey rear and side extensions, hip to gable roof extension to include front and rear dormers and roof lights, as well as a two storey gable extension to the front. The proposed external materials would be white render with slate style roof tiles and grey aluminium fenestration. The proposed works would not advance the existing building line and the majority of the proposed works would be visible from the street scene and would add significant bulk to the dwelling. The site is located within a residential estate with a wide variety of detached dwellings of varying height and bulk. The proposed design would be in keeping with the established varying character of the area.

The hip to gable conversion of the main roof would increase habitable space at first floor level. The proposed roof extension would maintain the original roof ridge height and would feature 2 roof lights to the rear. The conversion of the roof from hip to gable end would alter the roofscape of the dwelling significantly adding bulk to it. However, neighbouring dwellings within the street scene have varying ridge heights and roof forms, therefore the proposed roof works would not appear out of character within the street scene and are acceptable.

To the front (south) elevation, a gable end two storey extension would adjoin the proposed roof. This roof extension would mirror the pitched roofs elsewhere and would integrate well with the dwelling. The front extension would adjoin the existing front projection and would measure 2.8m wide and 1.6m deep and serve as the entrance to the dwelling.

To the front (south) elevation are 3 No. pitched roof dormers which maintain the same roofline. Part M of the Arun Design Guide requires front dormers to be centrally located and to not damage the original character and appearance of the building and its surrounding area, incorporating pitched roof in most cases. Part M also favours smaller scale dormers used in combination, rather than a single, large box shaped dormer. Whilst the front dormers would alter the original character of the property, the dwelling currently features a small front dormer and the addition of the front dormers in place of the existing would not appear out of keeping with the original dwelling and therefore, the front dormers are acceptable.

The rear (north) single storey rear extension would have a depth of 4m, a width of 17.7m, an eaves height of 2.5m and a maximum height of 3.2m. This extension could be achieved under Permitted Development rights and is of a scale and design which is in keeping with the host dwelling.

The proposed dormer to the rear (north) elevation would have a depth of 3m, a width of 14.6m and a height of 2.6m with a pitched roof (the Arun Design Guide states that dormers should incorporate pitched roofs in most cases). The dormer accords with policy D DM4, as its size would give the impression of visual subservience to the main dwelling and the dormer would be set down from the ridge height of the dwelling and is overall acceptable.

Rooflights are proposed on the front extension as well as the rear roof slope. While the roof lights are to the front of the dwelling, they are not on the principal roof elevation. The rooflights therefore accord with Part M of the Arun Design Guide as they maintain the privacy of the neighbouring properties and are used discreetly.

The side extension is an extension to the existing garage on the east elevation. The single storey extension would measure 2.7m wide, 6.3m deep and maintain the existing eaves height and would not extend beyond the principal elevation. The side extension would be visible within the street scene. Notwithstanding this, it is noted that the street scene is varied, with various extensions present. Furthermore, the extension would have a pitched roof form, reflecting the character and appearance of the host dwelling. Therefore, the proposed side extension would not appear unduly prominent within the street scene, nor would it result in demonstrable harm to the character or appearance of the host dwelling, street scene or wider area.

The alterations to the dwelling, particular the principle elevation, will be read as modern and will affect the character of the dwelling in terms of its design, scale and massing but are deemed acceptable as they would not adversely impact upon the street scene due to the nature of the immediate area with dwellings of varying scale and bulk and gable ended principle elevations on those properties opposite. The proposal is therefore in accordance with policy 1 of the east Preston neighbourhood Plan, D DM1 and D DM4 of the Arun Local Plan (ALP).

The proposal would not result in harm upon the character of the area and is in accordance with policies D DM1 and D DM4 of the Arun Local Plan.

#### NEIGHBOURING RESIDENTIAL AMENITY

Part M of the Arun Design Guide states householder extensions should protect neighbouring amenity in terms of privacy and overshadowing, considering the positioning of neighbouring buildings and respond to existing elevations through the size and positioning of doors and windows.

The first floor large-scale window to the gable end front extension will overlook the front garden and onto the highway. The window serves a bedroom and will give rise to views of the opposite neighbour No. 2 West Ridings. However, there is a distance of approximately 33m between the two dwellings and will not give rise to harmful overlooking due to this distance.

As a result of its scale and siting, the side (east) garage extension would not result in any overbearing, overshadowing, or overlooking, and would not result in harm to residential amenity. The door proposed along the east (side) elevation will be at ground floor level and is at level with previous fenestration along this elevation. Given there is fenestration including windows already existing along this elevation, there is no reason for the position of the door to be reconsidered.

Additionally, the existing windows along this elevation are to be removed, and there is existing screening by the boundary fence, whilst the extension is also set in from the side (east) of the property by 1m. The side extension would not result in any additional overlooking or loss of privacy. There will be no adverse overshadowing effects on nearby properties.

The proposed single storey rear extension is set in 0.34m from the eastern side boundary and 4.9m from the western side boundary. The extension would not extend beyond the existing rear building line of neighbouring properties and no windows are proposed on the side elevations of the extension. The proposed fenestration within the rear elevation would have an outlook of the rear amenity space serving the host dwelling. Therefore the proposal would not give rise to overlooking.

It is noted that vegetation has been removed since the application was submitted, contrary to the Biodiversity Statement, however the dwelling is not situated within a Conservation Area nor is a Tree Preservation Order in place therefore consent for works to trees is not required from the Local Planning Authority.

The proposed extension would not harm the residential amenity of neighbouring properties in accordance with policies D DM1 and D DM4 of the Arun Local Plan and the Arun Design Guide.

**SUMMARY**

The development is in accordance with relevant development plan 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**

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:

- Location plan A.002
- Site plan A.001
- Proposed elevations A.201 B
- Proposed ground floor plan A.102 B
- Proposed first floor and roof plans A.103 A
- Proposed sections A.301 B

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

- 3 Based on the information available, this permission is exempt from the requirement to provide a biodiversity gain plan under Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990. The following exemption applies:

This planning permission is for development which is a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Reason: In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).

- 4 **INFORMATIVE:** Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). 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.
- 5 **INFORMATIVE:** The applicant should note that under Part 1 of the Wildlife and Countryside Act 1981 (as amended), with only a few exceptions, it is an offence for any person to intentionally take, damage or destroy the nest of any wild birds while the nest is in use or being built. Birds nest between March and September and therefore removal of dense bushes, ivy or trees or parts of trees etc. during this period could lead to an offence under the act.