

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

REF NO: EP/37/20/HH

LOCATION: 56 Angmering Lane
East Preston
Littlehampton
BN16 2TA

PROPOSAL: Single storey side/rear extension, part two storey rear extension rear extension, raising of roof height to create a second floor and front double garage.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

The application seeks to modernise the host dwelling by way of various extensions and alterations. This includes a single storey side/rear extension, part two storey rear extension rear extension, raising of roof height to create a second floor and front double garage.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

East Preston Parish Council

Parish Council - Objection.

- The proposed development has a harmful impact upon the street scene, and locality due to its modern appearance and scale.
- The proposed extensions are not subservient or well integrated with the host dwelling.
- The proposed extensions do not reflect the character of the area.
- The proposed extensions do not reflect the history of the area.

15 letters of objection from 11 households as well as Preservation Society and Residents Association:

- The proposal is out of character with the area.
- The proposal results in a loss of privacy to neighbouring occupiers.
- The flat roof design of the proposal is considered to be out of character.
- The development looks like a small block of flats.
- The double garage is too close to the road, and appears out of character with the area.
- The proposal is overdevelopment.
- The proposed fenestration is visually inappropriate.
- The proposed materials are out of character with the street scene.
- The proposal sets an unacceptable precedent.
- There is a property within the area that has been referenced to be of a similar design, the same architect was used.
- The roof height increase will have a harmful impact upon the street scene, and the surrounding properties.
- The addition of a third storey is unacceptable within the street scene, and the area.
- No buildings in the area have second floor windows within the area other than dormers.

OFFICERS COMMENTS ON REPRESENTATIONS:

Comments noted. Planning considerations will be addressed in the conclusion section.

The applicant has responded as follows;

- The proposed development seeks to allow the dwelling to be developed for the next stage of the applicants life.
- The footprint of the proposal is not as large as it could have been.
- The materials used are sustainable.
- The proposed development will not give rise to any harmful overlooking of adjacent dwellings.
- The addition of a third storey does not result in a significant ridge height increase to the host dwelling.
- There are some examples of dwellings within the locality which have a third storey.
- A loft conversion with a rear dormer could be built under Permitted Development. PD would also allow for the construction of a hip to gable extension.

CONSULTATION RESPONSES RECEIVED:

None.

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

<u>East Preston Neighbourhood Plan 2014 Policy 1</u>	Housing - General Principles
East Preston Neighbourhood Plan 2014 Policy 2	Design in Character Area One

PLANNING POLICY GUIDANCE:

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

CONCLUSIONS**PRINCIPLE**

In this case, the key policies are D DM1 and D DM4 of the Arun Local Plan. Additionally, Policy 1 and 2 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 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 2 of the East Preston Neighbourhood Development Plan sets out the criteria for development within Character Area One. These ensure that proposals preserve the character of the street scene, and resist any increases in density that would alter this character. It also seeks to avoid apartment block development, and protect the view from the beach.

DESIGN AND VISUAL AMENITY

The existing dwelling is a detached, two storey dwellings, utilising facing brickwork and plain roofing tiles. The locality is host to predominantly designed dwellings, with similar materials. It is noted that there are examples of more contemporary materials on dwellings within the area, for example, the neighbouring dwelling to the South. As such, the proposed materials used to perform the extensions to the host dwelling are not considered to conflict with the relevant policies within the Development Plan.

The proposed development seeks to redevelop the host dwelling, involving a significant visual change from a two storey, pitched roof dwelling, to a three storey flat roofed dwelling. The proposed extensions and alterations to the host dwelling are not considered to be sympathetic to the appearance of the host dwelling, or visually subservient to its existing appearance. The addition of the third storey is considered to result in a harmful impact upon the host dwelling, as a result of its design and bulk. It is noted that a loft conversion and addition of a rear dormer can be performed under Permitted Development, however, this is not within the control of the Local Planning Authority. The visual appearance of a third storey, as opposed to the principle of the storey is considered to detrimentally harm the character of the area, and directly conflicts with Policy 2 of the East Preston Neighbourhood Development Plan.

The design of the proposed extensions are not considered to reflect the character of the host dwelling, or the character of the locality. It is noted that there are some examples of the use of a contemporary dwellings within the wider locality, however, within the street scene of Angmering Lane, the extensions create a dwelling which would appear incongruous within the area.

The proposed garage is sited forward of the host dwelling, and is of a reasonably modest scale when compared to the dominance of the host dwelling. Whilst it is noted that the garage is sited 4.5m from the street scene, it is not considered to have any significantly harmful impact upon the street scene, or the character of the locality. This is due to the mature foliage which is present along the boundaries of the application site which screens the proposed garage from the public realm.

The application is considered to conflict with D DM1, D DM4(a) and (b) of the Arun Local Plan, as the proposed extensions are considered to create a dwelling out of character with the locality, and are not considered to be subservient to, or well integrated with the host dwelling.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed development is not considered to result in any significant impact upon the residential amenities of neighbouring dwellings by way of overshadowing or overbearing impact. At ground floor level, the proposed development increases the distances between the host dwelling and the Northern boundary of the application site. To the South, the element of which has potential for harm is the proposed garage, however, as this is 'tucked' into the corner of the site, it is not considered to result in an unneighbourly impact on adjacent occupiers. The proposed two storey rear extension, whilst 5m from the Southern boundary of the application site, does not result in an unneighbourly impact. This is because on

the other side of the boundary there is a single storey garage, which features no openings which give rise to potential for harm.

The proposed development proposes a variety of new openings, therefore, potential for loss of privacy as a result of the application should be assessed. The proposed openings on the Western elevation of the host dwelling face towards the street scene, and as such are not considered to result in any overlooking impact. To the North, there are no views that are considered to be harmful. The proposed window to Bedroom 3 overlooks the front driveway of the neighbouring dwelling which is visible from the public realm. The proposed openings along the Northern element of the balcony, and the window serving Bedroom 3's en-suite are not considered to result in harmful overlooking of the adjacent property, as they both provide views towards the roof slope of the adjacent dwelling. To the East, the proposed development is not considered to provide any views of which are unavailable from the host dwelling at current, this is because the majority of the views available are within the application site itself. To the South, the development is not considered to result in any change in views available, the Southern facing window sited on the two storey rear extension is stated as being at a high level, which does not allow for overlooking of adjacent occupiers.

The proposed development is not considered to result in any significantly harmful impact on the residential amenities of neighbouring dwellings, and is therefore in accordance with D DM1(3) and D DM4(c) of the Arun Local Plan.

SUMMARY

The proposed development is considered to seek to perform unsympathetic, unsubservient extensions to the host dwelling, which result in a dwelling which is unduly visually dominant and incongruous within the area. Due to this harmful impact upon the street scene, and the character of the locality, the application is considered to be in conflict with D DM1, D DM4(a) and (b) of the 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

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

REFUSE

- 1 The proposed development, by way of its design, bulk and scale is considered to have a significantly harmful impact upon both the host dwelling and character and appearance of the locality in conflict with policies D SP1, D DM1 (1), D DM4 (a), (b), & (e) of the Arun Local Plan, and Policy 2 of the East Preston Neighbourhood Development Plan.
- 2 **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 identifying matters of concern with the proposal and determining the application within a timely manner, clearly setting out the reason(s) for refusal, allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied by a revision to the proposal. The Local Planning Authority is willing to meet with the Applicant to discuss the best course of action and is also willing to provide pre-application advice in respect of any future application for a revised development.