

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

REF NO: EP/45/26/HH

LOCATION: Melita
South Strand
East Preston
BN16 1PN

PROPOSAL: Alteration to existing fenestration. Single storey side extension. Enlargement of existing garage dormers, alteration to existing garage fenestration. New car port.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

RELEVANT SITE HISTORY

EP/24/15/PL	Conversion of existing garage into 1 No. dwelling including extension & dormer	Refused 11-05-15
EP/110/07/	Extension & alteration to rear of property with balcony above.	ApproveConditionally 05-10-07
EP/82/04/	Extension and alterations to front elevation.	ApproveConditionally 15-07-04

REPRESENTATIONS

East Preston Parish Council - No objection.

No representations received from nearby occupiers.

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

DRAINAGE ENGINEERS (COASTAL PROTECTION) - No response received.

POLICY CONTEXT

Built-Up Area Boundary.
Erosion Risk Statement - 200m mhw.

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions and alter to exist builds (res and non-res)
WDM4	W DM4 Coastal Protection

[East Preston Neighbourhood Plan 2014 Policy 1](#) Housing - General Principles

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

BACKGROUND

A review of the planning history has not identified any permission specifically relating to the two garage dormers. The only relevant historic reference found is application EP/24/15/PL, which was refused and related to the conversion of the existing garage to one dwelling, including an extension and dormer. The plans submitted with that application appear to show only one dormer on the western roof plane of the garage.

However, the existing plans submitted with the current application EP/45/26/HH, together with observations from site visits, show two dormers in situ on the western and eastern roof slopes of the garage. No separate application or planning permission has been found for these dormers. However, based on the available evidence, the dormers appear to have been in place for a considerable period of time.

DESIGN AND VISUAL AMENITY

The site is a detached dwelling located at Melita, South Strand. This application seeks planning permission for the construction of a single-storey side extension, alterations to fenestration, enlargement of existing garage dormers and a new connecting car port.

The development is sited within a residential area characterised with a wide variety of detached houses of varying bulk; of which many have constructed side extensions and have dormers. The site is within East Preston Neighbourhood Plan (EPNP) and therefore, the proposal must be assessed against EPNP policy 1.

The proposed single-storey side extension would have a width of 2.7m, a depth of 1.3m and a flat roof with a height of 3m. The proposal would be finished in brick work and render to match the existing and the roof would be finished in GRP. It would be set back from the principal front elevation and would remain subservient to the host dwelling. Its modest scale, simple design, and proportionate form would ensure that it integrates appropriately with the dwelling and therefore complies with Part M of the Arun Design Guide (ADG). The single storey side extension would not result in harm to the visual amenity of the host dwelling or street scene and would be in accordance with Arun Local Plan (ALP) policies D DM1

and D DM4, the ADG and policy ESD1 of the East Preston Neighbourhood Plan (EPNP).

The proposed garage dormers would both increase in depth by 0.25m to 1.95m. The eastern flank dormer would increase in width by 1.25m to 5.75m and the western flank dormer would increase in width by 1.5m to 6m. Both dormers would retain a flat roof with a height of 1.75m and an eaves height of 1.3m. The enlarged dormers would be repositioned slightly towards to the rear elevation and raised closer to the ridge, with the distance to the ridge reduced by 0.1m to 0.7m. The dormers would be constructed using materials to match the existing building integrating appropriately, ensuring visual consistency. Although they would be larger than the existing dormers, they would not appear unduly dominant or disproportionate and would remain in keeping with the scale, form, and character of the existing dormers.

As shown on the submitted plans, the proposed first-floor garage alterations include a room capable of being used as an office or bedroom. Given its potential for habitable use, it is considered reasonable and necessary to attach a condition to this planning permission to ensure that the garage remains ancillary to the host dwelling.

Overall, the proposed enlargement of the garage dormers would not detract from or harm the character or appearance of the garage, host dwelling, or its setting and would be in accordance with ALP policies D DM1 and D DM4, the ADG and policy ESD1 of the EPNP.

The proposed fenestration on the southern front elevation of the garage at first-floor level would replace an existing circular window with a larger three-casement window. On the western side elevation, there would a reduction in dormer windows to one, and the existing ground-floor window would be replaced with a single door. All proposed fenestration would be finished in UPVC to match the existing.

On the host dwelling, the proposed fenestration alterations on the southern front elevation at ground-floor level would be the replacement of the existing window with a single glazed door and at first-floor level, on the western flank, two two-casements windows would be replaced with a single three-casement window. On the northern rear elevation, the two first-floor windows would be reduced in size, with the one of the eastern flank would be fitted with obscurely glazing. At second-floor level, the window within the dormer would be reduced in size and fitted with obscurely glazing.

On the eastern side elevation at ground-floor level there would be a single glazed door, while the remaining existing windows would be fitted with obscurely glazing. At first floor and second- floor levels, the existing windows would be reduced in size, with the second-floor level the dormer window fitted with obscure glazing. All fenestration would be finished in UPVC to match the existing, ensuring the proposal would integrate appropriately with the host dwelling and preserves its character, in accordance with ALP policies D DM1 and D DM4, the ADG and policy ESD1 of the EPNP.

The proposed carport would be located to the eastern side of the site, linking the host dwelling and detached garage. It would be set back 18.7m from the front boundary and would measure approximately 5m in depth, 2m in width where it connects to the dwelling, and up to 6.8m at its widest point. The carport would be irregular in shape, with a flat roof height of 2.65m, and the posts would be finished in timber and the roof in Glass Reinforced Plastic (GRP).

Although visible from the street, the carport would be set back from the highway and positioned to the side of the dwelling rather than within a prominent corner frontage and therefore complies with Part J of the ADG. Its modest scale, open-sided form and appropriate materials would allow views though the structure, reducing its perceived bulk, and ensure it would not dominate the host property or appear visually intrusive in the wider street scene.

While visible from the street, the set-back position, open form, and appropriate design ensures the

proposal would not appear dominant or harmful to the character and appearance of the area. The proposal is in accordance with ALP policies D DM1 and D DM4, the ADG and policy ESD1 of the EPNP.

The proposed development would be finished materials to match the existing. The use of matching materials would ensure that the proposal integrates appropriately with the host dwelling and preserves its character, in accordance with ALP policies D DM1 and D DM4, the ADG and policy ESD1 of the EPNP.

Given the size and bulk of neighbouring dwellings, the development would not appear unduly dominant nor result in harm to the character, appearance, or visual amenity of the host dwelling, street scene, or wider area. The proposal would therefore be in accordance with Arun Local Plan policies D DM1 and D DM4, the ADG and policy 1 of the EPNP.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed single-storey side extension would be set in 5.35m from the eastern side boundary and set back 19.2m from the front southern boundary. The separation from the side boundary exceeds the minimum 1m guidance for single-storey extensions set out in Policy M of the Arun Design Guide. Given this separation, together with the absence of side-facing fenestration, the extension would not result in harmful overlooking, overbearing impact or overshadowing to neighbouring occupiers.

The proposed fenestration alterations would relate to existing outlooks serving the host dwelling and would not introduce materially harmful new views towards neighbouring properties. Overall, the changes would include a reduction in size of some fenestration. As such, the proposal would not increase overlooking or result in a loss of privacy to neighbouring occupiers.

The proposed carport would be positioned to the side of the host dwelling and would have an open design, reducing its visual mass. With a height of 2.65m, the roof sloping away from the eastern neighbouring boundary, and existing boundary treatment, the carport would not result in harmful overbearing or overshadowing impacts on the neighbouring property. There would be no overlooking impacts to consider.

The proposal relates to amendments to the existing garage windows and dormers, rather than the introduction of new fenestration or built form. The garage dormers are already existing and would remain in a similar position, with only minor changes in size, scale, and siting. As such, the proposal would not materially increase overbearing or overshadowing impacts when compared with the existing arrangement. Furthermore, there would be no fenestration on the eastern elevation, thereby maintaining the existing relationship with neighbouring amenity areas. Overall, given that the works are similar to the existing situation, the proposal would not result in additional harm to neighbouring occupiers by reason of overlooking, overbearing impact, or overshadowing.

The proposed development would not result in harm to neighbouring residential amenity by way of overbearing, overshadowing, or overlooking impacts. The proposed development is therefore in accordance with Arun Local Plan policies D DM1 and D DM4 and the ADG.

DRAINAGE

The site is located within an area of coastal protection so the proposed development needs consideration under Arun Local Plan W DM4 and the National Policy Framework (NPPF).

The Council's Drainage Engineers have provided no response to the current application. It is acknowledged that a proposed works would have minimal impact on the flood risk of the site, as the alterations to the host dwelling, including fenestration, garage dormers, and the construction of a car port, would not increase the footprint of the host dwelling. The proposed single-storey side extension, would be located on existing hard standing, would therefore have only a minor impact, if any, on site

permeability or flood risk. Therefore, the proposed development is in accordance with Arun Local Plan policy W DM4 and NPPF.

SUMMARY

The proposed development is in accordance with relevant development plan policies and 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 P001.
- Proposed Block Plan P002.
- Proposed Ground Floor Plan P009.
- Proposed First Floor Plan P010.
- Proposed Second Floor Plan P011.

- Proposed Roof Plan P012.
- Proposed South and West Elevations P013.
- Proposed North and East Elevations P014.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policies D DM1 and D DM4.

- 3 The proposed accommodation within the extended detached outbuilding hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of Melita, South Strand and shall not be used as a separate unit of accommodation.

Reason: To accord with Arun Local Plan policy D DM1 and to prevent the establishment of an additional independent unit of accommodation which would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent dwellings.

- 4 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).

- 5 INFORMATIVE: This application does not include the installation of an Air Source Heat Pump (ASHP). Should the applicant wish to install an ASHP in the future, they would need to ensure that the development either compiles with permitted development rights as per the General Permitted Development Order 2015 (as amended), or is subject to a separate planning application, as appropriate.

- 6 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 NPPF.