

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

REF NO: EP/49/26/HH

LOCATION: Tuts Cottage
Manor Close
East Preston
BN16 1JF

PROPOSAL: Single storey extension and alterations to existing property. Including porch extension, construction of new chimney, alterations to fenestration and replacement roof tiles. This application may affect the setting of a Listed building

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

East Preston Parish Council- No objection.

- Notes the historic nature of Tuts Cottage, with parts believed to date from before 1879.
- Requests that appropriate conditions be attached to any permission granted to safeguard the building's historic interest.
- Recommends consultation with the Conservation Officer (if not already undertaken).
- Welcomes the applicant's efforts to respect the historic character of the building.

1 letter of no objection received from nearby occupier:

- Requests that construction works be limited to specific hours (08:00-17:00 Monday to Friday, 08:00-13:00 on Saturdays, and no works on Sundays) to limit minimise disturbance during construction works.

1 letter of objection from East Preston & Kingston Preservation Society:

- Notes concern that the demolition of two flint walls may affect the oldest part of the former Manor House outbuildings, which appear to have historic significance.
- Requests conditions requiring the recording of affected structures before and during works, and of any historic features uncovered during groundworks.

OFFICERS COMMENTS ON REPRESENTATIONS

Comments noted. However, it would not be reasonable or proportionate to impose a condition restricting working hours in this instance, due to the limited scale and nature of the proposed development. Similarly, it would not be appropriate to attach a condition requiring the recording of historic features, as Tuts Cottage is not a designated heritage asset and is not a listed building. The assessment of the application is limited to consideration of the impact of the proposal on the setting of Midholme.

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

CONSERVATION OFFICER

The proposal includes a range of alterations to the property. Parts of the existing building appear to be of historic interest, whilst other elements are more recent additions which make a more neutral contribution to its character.

The majority of the proposed works are acceptable from a heritage perspective. Whilst I have some reservations regarding the extent of the proposed solar panels and the associated changes to the roof, I understand that these works may be permitted development. If this is the case, they would fall outside the scope of matters that can be controlled through this application. Overall, taken as a whole, I consider that the proposal would have a neutral impact upon the significance of Midholm.

I note that the local heritage group has suggested that a photographic record of the building be undertaken prior to the commencement of works. This would seem a sensible approach, particularly in relation to the older parts of the building, and would provide a useful record of their condition and appearance before alteration. The resulting record could be shared with the local heritage group for future reference.

Conclusion

It is considered that the development will not impact the setting of the listed building, and as a consequence, there is no harm to the overall significance of the heritage asset. As a consequence, the application should be determined in accordance with the relevant policies within the Development Plan, along with these comments. You will also need to take into account the contents of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

POLICY CONTEXT

Tree Preservation Order.

Within an area with potentially high ground water.

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 and alter to exist builds (res and non-res)
HERDM1	HER DM1 Listed Buildings

[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
EPDS	East Preston Village Design Statement

CONCLUSIONS

DESIGN AND VISUAL AMENITY

The application site comprises Tuts Cottage, a predominantly single-storey dwelling with a single

habitable room within the roof space, located on Manor Close, East Preston. The dwelling adjoins Midholme, a Grade II Listed 19th Century Manor House that has been converted into apartments.

The application seeks planning permission for a range of alterations including the remodelling of the internal layout, the construction of a rear extension, re-roofing works with new plain clay roof tiles, the addition of a chimney stack, the erection of a new front porch incorporating an access ramp, and associated alterations to the fenestration.

The proposed rear extension would infill the existing area between the bedroom and rear porch to create a new kitchen. The extension would measure approximately 5.7m in width and 6.7m in depth and would be finished with a crown roof form incorporating a flat roof section with a maximum height of approximately 4m. This represents a reduction of approximately 0.9m in ridge height when compared with the existing hipped roof. The extension would be constructed using materials that match the existing dwelling, including brickwork to the new walls, while the existing northern elevation would retain its characteristic mix of brick and flint. New plain clay roof tiles are proposed, matching the appearance of the existing roof covering.

The rear extension would incorporate extensive glazing, with the eastern and southern elevations largely glazed through traditional style sash windows that reflect the appearance of the existing fenestration. A lantern rooflight is proposed within the flat roof section, together with patio doors providing access to the private courtyard.

The extension would project approximately 2.2m beyond the existing rear projection and would therefore be in accordance with the Arun Design Guide (ADG), which recommends rear projections of up to 3.3m. Given its location to the rear of the dwelling, set within a generous plot, the extension would not be visible from the public realm and would result in only a modest increase in the building footprint. Due to its minor scale, design and matching materials, the extension would integrate well with the host dwelling and would not give rise to harm to the character and appearance of the host dwelling or surrounding area.

To the front elevation, the existing porch would be extended to provide improved access arrangements, including the introduction of a ramp. The porch would have a pitched roof form with a maximum height of approximately 3m, supported by two oak posts, and would measure approximately 7.6m in width and 2.46m in depth. The proposal includes steps to the entrance door and a ramp approximately 4m in length and 2m in width. The provision of step-free access would represent a positive aspect of the scheme, improving accessibility for those with mobility impairments.

Whilst the proposed porch would exceed the ADG's recommended maximum depth of 1.5m for front extensions, it would not project beyond the established building line. The traditional roof form, open design, use of appropriate materials and the functional requirement to accommodate the access ramp would make this departure from ADG acceptable. Furthermore, the porch would be acceptable in visual terms and integrate well with the existing dwelling.

A new brick chimney stack is proposed on the western elevation, positioned between two sash windows. The chimney would have a maximum height of approximately 5.2m, which is comparable to the existing ridge height of approximately 5.5m. Given its proportions, traditional form and materials, the chimney would appear as a complementary architectural feature and would not appear incongruous within its setting or wider street scene, in accordance with Arun Local Plan (ALP) policy D DM1.

Additional fenestration alterations are proposed throughout the dwelling. These include the installation of a new garage door incorporating upper glazing, a new French door replacing an existing window on the internal northern elevation, a patio door replacing an existing window on the western elevation, together

with a rooflight and two sun tunnels within the southern roof slope. These changes are required to facilitate the proposed internal reconfiguration and would be appropriate in design terms. As such, the proposed alterations to fenestration would be in accordance with Arun Local Plan policy D DM4.

The proposal also includes the installation of 17 solar panels across various roof slopes, together with replacement roof tiles matching the existing. Whilst the solar panels would be visible from the street and would introduce a modern element that would have some effect on the setting of the adjoining listed building, they would be acceptable in principle. Significant weight is given to the sustainability benefits of renewable energy generation, and it is noted that similar works could be undertaken under permitted development. As such, the proposed solar panels are acceptable with regards to visual amenity, in accordance with Arun Local Plan policy D DM4.

Overall, the proposal would not result in any harm to the character or appearance of the dwelling, street scene or wider area, and would preserve the setting of the adjoining listed building. As such, the proposed development would be in accordance with Arun Local Plan (ALP) policies D DM1 and D DM4 and the ADG.

RESIDENTIAL AMENITY

The proposed rear extension would be positioned approximately 6.9m from the northern (front) boundary, 6m from the southern (rear) boundary, and approximately 21.4m from the eastern side boundary. Whilst the extension would result in a modest increase in the overall footprint of the dwelling, the proposed roof form would reduce the existing ridge height by approximately 0.9m. Considering the sufficient separation distances to neighbouring properties, the limited increase in built form, and the reduction in height, the extension would not appear overbearing or give rise to any loss of light or overshadowing to neighbouring occupiers.

The proposal would introduce additional glazing within the eastern and southern elevations. However, these openings would be at ground floor level and would largely replace existing windows in similar locations. A roof lantern is also proposed within the flat roof section of the extension, however given its siting, it would not result in overlooking. Furthermore, the substantial separation distances to neighbouring boundaries and properties would ensure that there are no overlooking impacts or loss of privacy.

The proposed front porch would not extend beyond the existing building line and would maintain a separation distance of approximately 8.3m from the front boundary. No additional side facing openings are proposed as part of these works. As such, the porch would not result in any residential impacts of neighbouring occupiers.

The proposed chimney stack would have an overall height lower than the existing ridge height and would therefore not result in any overbearing impact. The new sash windows proposed adjacent to the chimney within the western elevation would be positioned approximately 3.3m from the boundary and would be further separated from neighbouring properties by the public highway. As a result, the windows would not give rise to overlooking or loss of privacy.

The remaining fenestration alterations would be acceptable from a residential amenity perspective, as they would largely replicate existing openings. Due to their ground floor siting and the sufficient separation distances, the proposed doors and windows would not result in unacceptable overlooking or loss of privacy. Similarly, the proposed rooflight and sun tunnels within the southern roof slope would not give rise to any adverse amenity impacts.

Given the nature, scale and siting of the proposed solar panels, the panels would not result in any adverse impacts to neighbouring residential properties. The panels would be affixed to the roof, and as

such would not give rise to any impacts related to overbearing, overshadowing, or overlooking.

Overall, the development would not result in harm to neighbouring amenity, in accordance with ALP policy D DM1 and D DM4.

HERITAGE

The application site comprises Tuts Cottage, which is attached to the northern flank elevation of Midholme, a Grade II listed mid 19th century manor house. Whilst Tuts Cottage is not itself a designated heritage asset, parts of the building appear to have historic character and interest, whilst other elements are understood to be more modern additions that make a neutral contribution to the appearance of the property.

Paragraph 207 of the NPPF (2024) requires applicants to describe the significance of any heritage assets affected by a proposal, including the contribution made by their setting. In this instance, the applicant has submitted a Heritage statement in support of the application, which is sufficient to meet this requirement.

Paragraph 208 of the NPPF (2024) requires the Local Planning Authority (LPA) to identify the significance of the heritage asset affected by a proposed development. Midholme is a Grade II listed building from the 19th century with architectural and historic interest as set out earlier in this report. The building is considered to be of architectural and historical significance.

Paragraph 212 of the NPPF (2024) states that great weight should be given to the conservation of designated heritage assets when considering the impact of development proposals, irrespective of whether any harm would be categorised as substantial or less than substantial.

The rear extension would be positioned to the rear of the property and would be largely screened from public views. The proposed porch, chimney stack and fenestration alterations have been designed using traditional forms and materials that are sympathetic to the character of the existing dwelling. Although the installation of solar panels would introduce a modern intervention, the panels are modest in scale and would not result in harm to the significance of the listed building or its setting.

The Council's Conservation Officer has been consulted and raises no objection to the proposed development. The works would preserve the setting of the adjoining Grade II listed building and would not cause harm to the overall significance of the heritage asset.

The proposal would not have an impact on the significance of the setting of the heritage asset and is therefore in accordance with ALP policies HER DM1 and HER SP1 and the NPPF.

TREES

A Tree Preservation Order (TPO/EP/2/87) applies to a protected tree that overhangs the rear garden of the application site. The submitted plans do not propose any works to this protected tree, which is positioned approximately 19m from the proposed extension. In the interests of conserving and enhancing the natural environment, in accordance with the National Planning Policy Framework (NPPF), and to safeguard the amenity value of the protected tree, it is appropriate to attach an informative to this planning permission, reminding the applicant of the presence and status of the TPO tree adjacent to the application site.

SUMMARY

The proposal is in accordance with the relevant development plan policies. As such, it 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 positive 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 drawings:
 - Location and Block Plans Drawing No. 260017/05
 - Ground Floor Plan - Proposed Drawing No. 260017/06
 - First Floor Plan - Proposed Drawing No. 260017/07
 - Roof Plan - Proposed Drawing No. 260017/08 rev A
 - Elevations - Proposed Drawing No. 260017/09 rev A
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: 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 the General Permitted Development Order 2015 (England) (as amended), or is subject to a separate planning application, as appropriate.
- 5 INFORMATIVE: Tree Preservation Order (TPO/EP/2/87) applies to a protected tree that overhangs the rear garden of the application site. No works to this tree, including pruning, lopping, topping, felling, root disturbance, or any other form of alteration, may be undertaken without the prior written consent of the Local Planning Authority. The applicant is reminded that the approved development must be carried out in a manner that avoids harm to the protected tree and its root protection area.
- 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 National Planning Policy Framework.