

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

REF NO: EP/54/21/HH

LOCATION: 38 The Roystons
East Preston
BN16 2TS

PROPOSAL: Adding 2 small gable dormers to south elevation of the property to the previously approved scheme EP/14/21/HH

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct 2 dormers to the front elevation.

RELEVANT SITE HISTORY

EP/40/21/NMA	Non-material amendment following grant of EP/14/21/HH Refused to add 2 No. small gable dormers to the south elevation.	11-05-21
EP/14/21/HH	Single storey side and rear extensions and conversion of roofspace to habitable use	ApproveConditionally 09-04-21

REPRESENTATIONS

East Preston Parish Council provided no objection but was disappointed at the loss of character.

1 letter of support received from nearby occupiers.

- The previous plans approved resulted in overlooking and these plans address the issues.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Built up area boundary

DEVELOPMENT PLAN POLICIES

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

DDM1	D DM1 Aspects of form and design quality
DSP1	D SP1 Design

DDM4 D DM4 Extensions&alter to exist builds(res and non-res)

[East Preston Neighbourhood Plan 2014 Policy 1](#)

Housing - General Principles

East Preston Neighbourhood Plan 2014 Policy 3

Design in Character Area Two

PLANNING POLICY GUIDANCE:

NPPF National Planning Policy Framework

NPPG National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13 Arun District Design Guide (SPD) January 2021

CONCLUSIONS**PRINCIPLE**

The key policies considered are D DM1 and D DM4 of the Arun Local Plan.

East Preston has a made Neighbourhood Plan with policy 1 and 3 of relevance. The proposal complies with these policies.

DESIGN AND VISUAL AMENITY

The host dwelling is situated on a corner plot and the proposal will front the street scene.

The surrounding area is mixed in design and style and the additions are modest in size and not considered to appear as an unduly dominant feature on the roof slope. Whilst dormers are not common within the are, the additions are not considered out of character.

The materials will match that of the roof slope which helps to ensure its integration.

The Arun Design Guide seeks to raise design in the district. The proposal is considered to comply with this in such that the design responds to and complements the existing character and appearance of the dwelling. The scale and massing is also appropriate.

Due to the size and design of the proposed development, it will not result in harm upon the appearance of the street scene or wider area in accordance with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The front facing dormers are modest in size and will not give rise to overbearing or overshadowing as a result of their siting away from the boundaries. Views will be over the front garden and street scene and they will not give rise to views over private amenity space.

There will also be alterations to the windows on the rear dormer that was approved under EP/14/21/HH. The dormer features 4 relatively large windows however these will alter to form 2 smaller high level windows and 2 obscured glazed windows. The previous application stated that the dormer could be built under permitted development and the council was not able to refuse based on the views that were achieved which would result in views over amenity space. The applicant has however demonstrated on the plans that they wish the windows to be obscured and therefore this will be conditioned. The obscuring of the windows will help to alleviate overlooking that is currently achieved. The addition of the front facing dormers allows there to be adequate lighting into the bedrooms whilst ensuring that overlooking is reduced.

The proposal is not considered to result in harm upon amenity by way of overbearing, overshadowing or overlooking and accord with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord 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

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

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 - 1000
 - Proposed Ground Floor Plan- 2004-02
 - Proposed Roof Plan - 2006-02
 - Proposed Elevations - 2007-03
 - Proposed First Floor Plan - 2005-01
 - Proposed Site Plan - 1004-01
 - Proposed Block Plan - 1002-00

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

- 3 The first floor dormer windows serving a bathroom and a landing to the northern elevation of the building shall at all times be glazed with obscured glass and only openable at a high level, at least 1.7m above finished floor level.

Reasons In the interests of the amenities of the occupants of nearby properties in accordance with policies D DM1 of the Arun District Local Plan.

- 4 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 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.