

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

REF NO: EP/55/26/HH

LOCATION: Vista Point
21 Tamarisk Way
East Preston
BN16 2TE

PROPOSAL: Replacement of first floor rear glazing.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

RELEVANT SITE HISTORY

EP/56/26/L	Listed building consent for replacement of first floor rear glazing.	ApproveConditionally 03-08-26
EP/127/22/HH	Conversion of two existing garages to habitable use and single storey link extension from main dwelling to garage.	ApproveConditionally 20-12-22
EP/128/22/L	Listed building consent for the conversion of two existing garages to habitable use and single storey link extension from main dwelling to garage.	ApproveConditionally 19-12-22
EP/77/22/HH	Replacement pool house including reshaped pool and adjustments to landscaping. (This application may affect the setting of a listed building).	ApproveConditionally 20-10-22
EP/78/22/L	Listed building consent for a replacement pool house including reshaped pool and adjustments to landscaping.	ApproveConditionally 20-10-22
EP/80/20/HH	Convert 2 existing garages to habitable accommodation to create a new family living space and enclose the existing outdoor link from the main house to the garage to form an indoor warm/dry link and alterations to the landscape arrangement. This application may affect the setting of a listed building.	ApproveConditionally 18-09-20

EP/81/20/L	Listed building consent to convert 2 existing garages to habitable accommodation to create a new family living space and enclose the existing outdoor link from the main house to the garage to form an indoor warm/dry link with alterations to the landscaping arrangements.	ApproveConditionally 18-09-20
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REPRESENTATIONS

East Preston Parish Council - No objection.

No representations received from nearby occupiers.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

Conservation Officer - The proposal relates to a number of windows to the rear of the building at first-floor level. Having visited the site, it is clear that the majority of the windows and doors are original to the house, although a number have been altered over time through the replacement of double glazing of various widths and some framing elements.

The design of the windows and doors is an important aspect of the building's architectural character, and it is positive to note that one set of non-original doors is proposed to be replaced with a more sympathetic design.

The general approach to the replacement of the windows is positive. However, I have one concern. Whilst the proposed arrangements for windows W3 and W5 seek to replicate the existing design, they do not appear to accurately reproduce the existing glazing proportions. In particular, the vertical frame sections associated with the fanlight and the casement below do not appear to be of a consistent width when compared with the existing arrangement, resulting in a subtle alteration to the sightlines and visual balance of the glazed openings. As the proposed arrangement for W2 appears to more closely replicate the existing sightlines, the applicant should clarify whether the framing sections to W3 and W5 can be adjusted to more closely reflect the existing arrangement.

POLICY CONTEXT

Grade II Listed Building.

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

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**DESIGN AND VISUAL AMENITY**

The site includes a detached, two storey Grade II listed building which backs on to the coastline. The proposal is for replacement of the first floor rear glazing.

The Design and Access Statement clearly shows the intent to replace the fenestration on as close to a like-for-like basis as possible. The proposal involves the replacement of five separate glazing units.

Glazing Element 1 serves the western elevation on the the first floor, providing access to and from the external staircase. The existing door is not an original and does not match those used elsewhere in the dwelling. The detailing around the frames and extent of the bottom glazing panel are appropriate and sensitive to the original design.

Glazed Element 2 is south facing (along with Glazing Elements 4 and 5) and incorporates fixed glazing, an opening casement and fanlight and is double glazed. The replacement will be like-for-like; the Conservation Officer has positively noted that the glazing arrangement closely replicates existing sightlines.

The conservation officer has noted that Glazing Elements 3 and 5 the vertical frame sections associated with the fanlight and the casement below do not appear to be of a consistent width when compared with the existing arrangement, resulting in a subtle alteration to the sightlines and visual balance of the glazed openings. However, considering that some change has occurred within the rear elevation prior to its listing, on balance, the proposed glazing elements are acceptable in this instance, given the design is sympathetic and would harmonise the rear elevation. The general design and form of the casements, fanlights and glazing panels on elements 3 and 5 remain as existing.

Glazing Element 4 is set centrally on the rear elevation and contains a single double glazed panel. The edging details are reflective of the existing design.

All the frames will have powder coated, jet-black aluminium frames, respectful of the existing arrangement and appropriate for the exposed, coastal setting. The black frames will also help mitigate against the, however small, changes in extent of the amended glazing panels and sightlines. As such, the proposed replacement rear fenestration would not result in any harm to visual amenity.

The proposal is in accordance with Arun Local Plan policies D DM1 and D DM4 in regard to design and visual amenity.

NEIGHBOURING RESIDENTIAL AMENITY

Given that the proposal involves replacement glazing only, there would be no harm by way of overbearing or overshadowing impacts.

While there are some minor amendments to the extent of the glazing panels, there would be no additional views available in to neighbouring properties; there would be no harm to neighbouring amenity by way of overlooking.

The proposal is in accordance with Arun Local Plan policies D DM1 and D DM4 in regards to neighbouring residential amenity.

HERITAGE

Vista Point is significant, both as a modernist building by Patrick Gwynne, but also because of its high level of material survival. Patrick Gwynne (1913-2003) produced a series of important and original houses during the post war period, developing themes first explored in "The Homewood", which was built in 1937-9. That building was given to the National Trust in 1999 and is largely preserved

Vista Point is a two storey detached holiday home on a coastal site. It is approached from the north and has an "hourglass" plan, broader at its south end with a linked garage for three cars fanning to the west. The garage block which is attached as part of the house contributes to its completeness and sense of modernity. Its unusual form expresses a sort of cellular containment, whilst the brick type is carried through to the house. The curved rear wall of the garages expresses the bays for three cars inside. In front of the house is a terrace with steps down to the garden.

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. Vista Point is a Grade II listed building 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 first floor fenestration can be seen from the coastline and public realm, albeit from a distance and partially obstructed by the rear southern boundary wall and planting. The conservation officer was consulted and responded positively in regard to the proposal. However, it is noted that elements 3 and 5 do not appear to accurately reproduce the existing glazing proportions. In particular, the vertical frame sections associated with the fanlight and the casement below do not appear to be of a consistent width when compared with the existing arrangement, resulting in a subtle alteration to the sightlines and visual balance of the glazed openings.

After further discussion, with both the applicant and conservation officer, the marginal differing in glazing proportions and frame sections would not result in harm to the appearance or significance of the heritage asset. The heritage asset has undergone changes prior to its original listing and the replacement glazing elements would harmonise with the rear elevation. The black frames would reduce the impact of any visual change. The works would preserve the character and significance of the Grade II listed building, resulting in no harm.

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

SUMMARY

The proposal is in accordance with relevant development plan policies and is therefore 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 2105 3SL01
 Block Plan 2105 3BP01
 Proposed Plans and Elevations 2105 3PA01
 Existing and Proposed Glazing Element W.1
 Existing and Proposed Glazing Element W.2
 Existing and Proposed Glazing Element W.3
 Existing and Proposed Glazing Element W.4
 Existing and Proposed Glazing Element W.5

Design and Access Statement

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policies D DM1, D DM4, HER DM1 and HER SP1.

- 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 NPPF.