

REPORT UPDATE

Application No: EP/64/09/

Reason for the Update / Changes

Reason for Update/Changes:

2 Letters of Support:

The property is attractive and enhances the neighbouring properties. The roof lights look directly up to the sky and not into the neighbouring properties. The style fits in with coastal area and newly developed neighbouring properties.

Amended report and amended conditions attached.

Officers Comment:

Officers Comments on Reps:

The roof lights within the western roof elevation are approximately 2m to sill height and will therefore not result in unacceptable overlooking of neighbouring properties. After an internal inspection the roof lights do not overlook the neighbouring property Chance Cottage to the west with the only views available being of the chimney ridge of the neighbouring dwelling. The additional roof light in the south elevation is set high in the roof and thereby would not result in unacceptable overlooking of neighbouring properties. The timber cladding used within the construction is considered to be an acceptable use of material within the street scene.

Page 78 of Agenda:

Conclusion:

Principle

The proposed retrospective application is for amendments to a previously approved application EP/137/03 which was for an extension to the existing bungalow.

Visual Amenity

The property is viewed within the street scene as it is on a corner location and given the design and scale of the works proposed, they do not detract from the character and appearance of the surrounding residential area. The proposed alterations to the 1st floor elevations of the property include cladding in lieu of the previously shown tile hanging which is considered to be an acceptable material use within the street scene. The proposal includes a slightly increased depth to the earlier approved balcony which is considered to relate sympathetically to the building and given its scale maintains subservience to the existing building.

Residential Amenity

The proposal relocates the approved roof lights on the western elevation and omits 1no. rooflight. The proposal maintains the previously approved windows within the southern elevation which were required to be obscure glazed within the previous approval and provides an additional rooflight. After an internal site visit of the property it is confirmed that the rooflights are approximately 2m to sill height from finished floor level, therefore they do not result in unacceptable overlooking of the neighbouring property to the west. It is not considered prudent to attach a condition requiring these roof lights to be obscure glazed as per the previous application EP/137/03. The bedroom window is considered to overlook the balcony area of

'Lovely Cottage' therefore it is considered prudent to attach a condition requiring this window to be obscure glazed

The existing balcony is not considered to result in unacceptable overlooking of the neighbouring property 'Lovely Cottage' to the south, as it will face west with only oblique views available of the neighbouring property to the south.

Conclusion

The proposal is considered to be of an acceptable form of development within the area with other properties within close proximity having cladded elevations. The existing roof lights are considered to be of an acceptable height as to not result in unacceptable overlooking of the neighbouring properties, and the window within the southern elevation will face towards the roof elevation and balcony of 'Lovely Cottage' to the south of the site, which will therefore result in unacceptable overlooking of the neighbouring amenity.

It is therefore recommended that the application be approved subject to the following conditions.

Note: The changes to recommendation, conditions and/or reasons show under Officers Recommendation at the end of the attached report.

Or

Note: The changes to recommendation, conditions and/or reasons are attached on the amended replacement recommendation sheet.

Notes: Changes to recommendations, conditions and / or reasons for refusal will always be reflected in the recommendation section of the attached Officer's Report/Recommendation.

EP/64/09/

PLANNING APPLICATION REPORT**REF NO:** EP/64/09/**LOCATION:** Seacot
South Strand
East Preston**PROPOSAL:** Amendment to previously approved planning permission EP/137/03 for extension to existing bungalow**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	The retrospective amendments from the previous approval relate to the number of the roof lights; the relocation of a door from the north elevation to the west elevation; a deeper balcony on the east elevation and cladding in lieu of tile hanging to the elevations at 1st floor level.
SITE AREA	Approximately 149 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Hedging to the east side approximately 1.8m high. Wooden fencing on eastern boundary, approximately 1.8m high. Northern boundary fronts the highway.
SITE CHARACTERISTICS	Detached 2 storey property. Render and wooden cladding elevations, gabled roof. Open porch on north elevation.
CHARACTER OF LOCALITY	The site is located within a residential area. Mix of types and styles of properties within close proximity of the site.

RELEVANT SITE HISTORY

EP/137/03/	Extension to existing bungalow by adding an extra storey to increase number of bedrooms to three.	Approve Cond 23-01-2004
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REPRESENTATIONS**Representations received:**

East Preston Parish Council

No objection, subject to Condition 2 of EP/137/03 being applied to this application for the windows and roof lights at 1st floor level on the southern and western elevations to be obscure glazed.

8 Letters of objection: (6 from 2 households)

Roof lights within the west elevation overlook 'Chance Cottage'. Conditions for obscure glazed windows and materials from the previous application EP/137/03 have not been met. Balcony of 'Lovely Cottage' is directly overlooked by one of the bedroom windows. Roof lights on the western elevation are larger than the proposed plans. Original Edwardian appearance of the house has been lost. Supplementary plans are inaccurate.

East Preston and Kingston Preservation Society: The timber cladding is incompatible with the existing house and surrounding buildings. Applicant should be required to remove the cladding and complete the house to its original design.

Comments on Representations received:

Comments noted. It is considered prudent to repeat the conditions as formerly applied to EP/137/03. The roof lights within the western roof elevation are approximately 1.8m to sill height and will therefore not result in unacceptable overlooking of neighbouring properties. The additional roof light in the south elevation is set high in the roof and thereby would not result in unacceptable overlooking of neighbouring properties. The timber cladding used within the construction is considered to be an acceptable use of material within the street scene.

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:
Within the Built-up Area Boundary

DEVELOPMENT PLAN POLICIES

South East Plan:

Arun District Local Plan:	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development
	DEV19	Extensions to existing residential buildings

PLANNING POLICY GUIDANCE

PPS1

Delivering Sustainable Development

POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual and residential amenity.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan or legislative background.

CONCLUSIONS

Principle

The proposed retrospective application is for amendments to a previously approved application EP/137/03 which was for an extension to the existing bungalow.

Visual Amenity

The property is viewed within the street scene as it is on a corner location and given the design and scale of the works proposed, they do not detract from the character and appearance of the surrounding residential area. The proposed alterations to the 1st floor elevations of the property include cladding in lieu of the previously shown tile hanging which is considered to be an acceptable material use within the street scene. The proposal includes a slightly increased depth to the earlier approved balcony which is considered to relate sympathetically to the building and given its scale maintains subservience to the existing building.

Residential Amenity

The proposal relocates the approved roof lights on the western elevation and omits 1no. rooflight. The proposal maintains the previously approved windows within the southern elevation which were required to be obscure glazed within the previous approval and provides an additional rooflight. The roof lights will be approximately 1.8m to sill height from finished floor level, therefore they will not result in unacceptable overlooking of the neighbouring property to the west. It is considered prudent to attach a condition requiring the windows and rooflights at 1st floor level within the southern and western elevation to be obscure glazed to minimise the perception of overlooking.

The existing balcony is not considered to result in unacceptable overlooking of the neighbouring property 'Lovely Cottage' to the south, as it will face west with only oblique views available of the neighbouring property to the south.

Conclusion

The proposal is considered to be of an acceptable form of development within the area with other properties within close proximity having cladded elevations. The existing roof lights are considered to be of an acceptable height as to not result in unacceptable overlooking of the neighbouring properties, however the windows within the southern elevation will face directly towards 'Lovely Cottage' to the south of the site, therefore to minimise overlooking a conditions will be attached to require these windows to be obscure glazed.

It is therefore recommended that the application be approved subject to the following conditions.

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 Within 2 months of the permission hereby granted the bedroom window at first floor level on the south elevation of the dwelling shall at all times be glazed with obscured glass.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies GEN7, DEV19 of the Arun District Local Plan.

- 2 This permission relates to the plans as submitted and amended by substitute elevation plans dated 30-06-2009.

Reason: For the avoidance of doubt and because the scheme as originally submitted was unacceptable to the Local Planning Authority.

- 3 **INFORMATIVE:** Summary of Reasons for Grant Article 22(1) General Development Procedure Order 1995

SUMMARY

This planning permission is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on visual or residential amenity on the surrounding area and its character and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

LOCAL PLAN: GEN2, GEN7

NATIONAL POLICIES: PPS1

This is only a summary of reasons for granting to comply with Article 22 and full reasons appear in the Officer report.