

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

REF NO: EP/66/26/HH

LOCATION: 30 Lavinia Way
East Preston
BN16 1EF

PROPOSAL: Single storey rear extension, new front porch and loft conversion including increase in ridge height and rear dormer. Relocation of existing and installation of new solar panels.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

East Preston Parish Council - No objection.

No representations were received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXTWithin Built-Up Area Boundary.
Prone to Groundwater Flooding.
CIL Zone 4.**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)
ECCDM1	ECC DM1 Renewable Energy

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS**DESIGN AND VISUAL AMENITY**

The site comprises a detached bungalow. Planning permission is sought for the erection of a single-

storey rear extension, front porch, loft conversion incorporating a rear dormer and increased ridge height, together with the relocation of existing solar panels and installation of additional panels.

The loft conversion would incorporate a rear dormer measuring approximately 11.3m in width and 2.8m in depth. The dormer would have a flat roof with a maximum height of approximately 2m and would contain three windows designed to match the appearance of those on the host dwelling. It would be finished in anthracite grey composite cladding. Whilst the external finish would differ from the existing roof material, it would be visually acceptable due to the similar colouring and rearward siting of the dormer.

While the dormer would be a large addition, contrary to Part M of the Arun Design Guide (ADG), which states dormers should be a minor incident within the roof slope, it would be set up and set down from the eaves and ridge, as well as set in approx. 0.6m from either flank elevation. Given the scale of the dormer, it would not be a subservient addition within the rear roof slope. However, it would be sited to the rear and given the variation within the street scene of Lavinia Way in terms of single and two storey dwellings, some incorporating dormer features, the proposal would not result in demonstrable harm to visual amenity and would therefore be acceptable in this instance.

The proposed ridge height would be increased by approximately 0.8m, resulting in an overall height of 5.4m. Given the presence of two-storey dwellings within the surrounding street scene and the comparable height of neighbouring properties, the increase would not appear incongruous or harmful to the character of the host dwelling or wider street scene.

The proposed rear extension would replace the existing rear projection, creating an extension measuring approximately 6.3m in width and 4.5m in depth. It would feature a flat roof with a maximum height of approximately 3m, including the lantern rooflights, and would be finished in painted pebble-dash render to match the existing dwelling. The extension would incorporate windows and patio doors of a design consistent with the host property together with two centrally positioned roof lanterns. Whilst the depth of the extension would exceed the guidance contained within the ADG, it would integrate well with the existing dwelling and remain clearly subordinate to the host dwelling. As such, it would not harm the appearance of the host dwelling or the surrounding area, in accordance with ALP policy D DM4.

The proposed front porch would measure approximately 1.2m in depth and 2m in width and would not project beyond the existing bay window within the front elevation. It would be a minor addition featuring a pitched gable roof. While porches of this design are not a feature of the street scene of Lavinia Way, it would not introduce harm to the character of the host dwelling as it would use matching materials and appear a subservient addition in accordance with ALP policy D DM4.

The proposal also includes the relocation of the existing 6 solar panels from the rear roof slope and the installation of a further 6 panels. These would be mounted on the flat roof of the proposed dormer and would extend approximately 0.4m above the ridge line, resulting in partial visibility from the public realm. The principle of incorporating solar panels is already established, as the existing dwelling already contains solar panels. ALP policy ECC DM1 outlines that priority should be given to proposals that integrate with existing or new development where appropriate to do so. Whilst partially visible, the addition of the proposed panels would not appear incongruous within the wider streetscape. The proposal would not result in harm to the character or visual amenity of the dwelling or surrounding area.

Overall, the proposal would not result in harm to the character or appearance of the host dwelling, the street scene, or the wider area, and would be in accordance with ALP policy D DM1 and D DM4.

RESIDENTIAL AMENITY

The proposal would be set in approximately 1.7m from the neighbouring boundary to the south (side) and approximately 10.5m to the neighbouring dwelling to the front (east). There are no immediately adjacent

residential properties to the north (side).

The proposed loft conversion, increase ridge height and rear dormer would increase the overall bulk and massing of the dwelling. However, the development would not extend beyond the existing built form. Given the separation distances retained between the roof works and neighbouring properties, the proposal would not result in an overbearing form of development or cause overshadowing to neighbouring occupiers.

The proposed windows within the rear elevation would provide some oblique views of the neighbour to the rear, however they would primarily overlook the private amenity space and would be directed towards the side elevation of the dwelling to the rear. As such, these windows would not result in harmful overlooking or loss of privacy.

The proposed rear extension would replace the existing rear projection and would extend towards the host dwelling. Therefore, it would not impact the existing boundary separation distance and would not result in additional overbearing or overshadowing impacts. The proposed openings would provide a similar outlook to the existing arrangement and would not result in additional overlooking opportunities.

The proposed porch extension would result in a minimal increase in depth, in line with the existing bay window projection. Given the depth of the front extension, and the single storey nature of the proposed extension, it is unlikely to result in overshadowing or overbearing impacts to neighbouring properties. There are no alterations to fenestration within this element of the scheme, therefore there are no additional overlooking impacts in accordance with ALP policy D DM4.

Given the nature, scale and siting of the proposed solar panels, the development would not result in any adverse impacts to neighbouring residential properties. The panels would be affixed in-roof, and as such would not give rise to any impacts related to overbearing, overshadowing, or overlooking.

Overall, the proposal would not result in demonstrable harm to neighbouring amenity, in accordance with ALP policies D DM1, D DM4 and the ADG.

SUMMARY

The 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 drawings:

- Location Plan P02
- Site Plan P02
- Proposed Floor and Roof Plans P02
- Proposed Elevations P02
- Existing and Proposed Sections P02

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 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 National Planning Policy Framework.