

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

REF NO: EP/67/19/HH

LOCATION: Kilve
Kingston Lane
East Preston
BN16 1RP

PROPOSAL: Single storey side and rear extension with loft conversion and conversion of garage to habitable use

SITE AND SURROUNDINGS**DESCRIPTION OF APPLICATION**

The application seeks to erect a single storey rear, and side extension. Additionally, it seeks to create accommodation within the roofspace of the host dwelling, by way of the construction of a dormer on the Eastern elevation of the roof slope, the insertion Western roof slope and windows into the Northern and Southern walls (at first floor level).

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

East Preston Parish Council
Parish Council - No objection.

East Preston and Kingston Preservation Society - Objection

The proposed extensions to this bungalow are clearly incompatible with policy D DM4 of the Arun Local Plan and policy 1 of the East Preston Neighbourhood Plan. The existing bungalow would virtually disappear behind the large dormer and the large rear extension. This rear extension is not visually integrated with the existing building in either style or materials. The dormer would extend along more than 70% of the length of the roof and reach almost to the ridge. The proposed materials do not reflect the materials used in surrounding buildings.

The rear extension and the dormer, because they are not visually integrated with the existing building and are not visually subservient to it, are incompatible with policy D DM4. The dormer, because it is not subservient to the appearance of the roof as a whole, is incompatible with policy 1 of the Neighbourhood Plan. The proposed materials are incompatible with policy D DM1 and DM4, and policy 1 of the Neighbourhood Plan.

We consider that planning permission should therefore be refused.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Designation applicable to site:
Within the 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&alter to exist builds(res and non-res)
DSP1	D SP1 Design
SDSP1	SD SP1 Sustainable Development

East Preston Neighbourhood Plan 2014 Policy 1	Housing - General Principles
East Preston Neighbourhood Plan 2014 Policy 2	Design in Character Area One

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

PRINCIPLE

The proposed development is situated within the built up area boundary. Where the principle of development is acceptable subject to accordance with relevant development plan policies. As stated in SDSP2 the key policies considered are D DM1 and D DM4 of the Arun Local Plan, and Policy 1 and 2 of the East Preston Neighbourhood Development Plan.

Policy D DM1 sets out 13 design aspects pf which applications should be assessed against. These include: Character, Appearance, Impact, Innovation, Adaptability, Crime Prevention, Trees, Public realm, Layout, Public art, Density and Scale.

Policy D DM4 sets out criteria for which applications relating to extensions and alterations of existing buildings must be assessed against. They generally seek to minimise the impact of the proposal on the character of the host dwelling, its neighbours and locality.

Policy DSP1 of the Arun Local Plan sets out that all development proposals should seek to make efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details.

Policy 1 of the East Preston Neighbourhood Development Plan sets out general principles for development within the Parish. Part (i) relates to the scale, density, massing, height, landscape design, layout and materials of development proposals, and how proposals must reflect and enhance the established character of the area.

Policy 2 of the East Preston Neighbourhood Development Plan sets out the criteria for development within Character Area One. These ensure that proposals preserve the character of the street scene, and resist any increases in density that would alter this character. It also seeks to avoid apartment block development, and protect the view from the beach.

DESIGN AND VISUAL AMENITY

The proposed development is not considered to have any significantly harmful impact upon the character of the locality, this is largely due to the mixed character of the area, as it is host to a wide variety of building types and styles, with a variety of materials used. The proposed rear extension is not visible within the street scene, and therefore it is considered to have a limited impact upon the character of the area. Whilst the proposed front porch is visible from the street scene, it is considered to have design merit when compared to the existing flat roofed garage.

By virtue of the location of the proposed dormer, it will be clearly visible within the street scene. However, given its appropriate design, it has no significantly detrimental impact upon the established spatial pattern or character of the locality. The ridge height of the dormers will be 0.18m lower than the ridge height of the host dwelling and together with the proposed materials, it is considered that it will appear subservient and well integrated with the host dwelling having no unacceptable impact upon its established character. Additionally, it is noted that a similar roof extension can likely be built under Permitted Development as the windows will be condition to be obscure glazed and fixed shut up to 1.7m above ground floor level.

The proposed development is considered to be in accordance with D DM1, DDM4(a) and (b) of the Arun Local Plan, and Policy 1 and 2 of East Preston Neighbourhood Development Plan.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed development is not considered to give rise to any significant impact upon the residential amenities of local occupiers. This is as a result of the modest scale of the proposed extension, as whilst it is noted that the proposed rear extension is 1.3m from the Western boundary of the application site, the extension is only 3.3m high, and therefore, is not considered to result in any unacceptable overbearing, or overshadowing impact on the occupiers of said dwelling to the West. The proposed rear and side extension feature windows, however, these are at ground floor level, and therefore, do not provide views any different to those available from the application site at current. The proposed alterations to the roof include the addition of windows into the all aspects of the roof. There is not considered to be any harmful overlooking as a result of the windows on the Northern or Southern elevations of the host dwelling. The windows to be inserted on the Eastern elevation of the proposal are not considered to result in any loss of privacy to occupiers of the neighbouring dwelling, as these windows (serving bathrooms) are shown as being obscure glazed. The windows on the Western elevation will be conditioned to be obscure glazed and non-opening up to 1.7m from internal floor level, in order to prevent overlooking into the amenity area of the dwelling to the West.

The proposed development is considered to be in accordance with D DM1(3) and D DM4(c) 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.

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.

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:

- Existing & Proposed Block Plan - BBN - 1001 - Rev. 00 - June 2019
- Proposed Floor Plans - BBN - 2003 - Rev. 00 - June 2019
- Proposed Roof Plan & Section - 2004 - Rev. 00 - June 2019
- Proposed Elevations - 2005 - Rev. 00 - June 2019

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 All of the windows at first floor level in the Western and Eastern elevations of the building shall at all times be glazed entirely with obscure glass, and fixed to be non-opening, below 1.7m from internal floor level.

Reason: In the interests of the amenities of the occupants of nearby properties in accordance with policies D DM1 of the Arun 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.