

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

REF NO: EP/70/12/

LOCATION: Sandgate House
South Strand
East Preston Littlehampton

PROPOSAL: Alterations & first floor extension, providing a reduced garden room on the ground floor, together with conversion of garage to a gym & 2 new bedrooms, study & bathroom to first floor. Removal of existing pitched roof & replace with lower mono pitched roof

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposed extensions and alterations include the removal of all existing pitched roofs, to be replaced with a flat roof structure, the addition of second storey above the south-west part of the building as well as a large balcony area at first floor level. Various alterations to fenestration and the proposed 2No. mono pitch roof features covering the existing single storey section to the east side of the dwelling and the 2 storey addition to the west.
SITE AREA	Approx. 1550 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Various timber fencing and walling enclosing the site which are supplemented by mature hedging up to a height of 4 metres. Red brick walling to east and west boundaries, up to 2.5 metres in height. Low level walling and wire mesh fencing to southern boundary, supplemented to sides by mature hedging.
SITE CHARACTERISTICS	Detached bungalow with rendered elevations and pantiled hipped roof. Internal court-yard and sunroom to south side. Integral garage with private driveway from 'South Strand'.
CHARACTER OF LOCALITY	Residential, mix of property types both 1 and 2 storey in height. 2 storey property to east with mansard roof and dormers and balcony facing the beach. Bungalow to west, set back from foreshore. Beach directly to the south of the site. Private footpaths run along both the east and west boundaries of the site.

RELEVANT SITE HISTORY

EP/49/71	Erection of new house and garage following demolition of existing house	Approve 18-06-1971
EP/9/73	Outline application for detached bungalow with access of existing driveway to The Dolphins	Approve 15-06-1973
EP/128/73	Single storey residence	Approve 03-12-1973

REPRESENTATIONS

Representations received:

East Preston Parish Council

Objection;

- The proposed changes will result in a change of view from the beach, contrary to the EPVDS.
- Western side of the building will be significantly higher than properties to the west which may give an unbalanced feel to the area.
- It is expected that the design would erode views to the sea from properties to the north of Sandgate House.
- The scale of the building would have a detrimental impact upon the appearance of the locality.
- The modern design in such a prominent position would be out of keeping with other properties along the foreshore.
- Contrary to emerging local plan policy DM14, the proposed balconies may discomfort beach users.

18 Letters of Objection:

- Amendments to the design do not alter the opinion that the development is unacceptable.
- Design would have an unacceptable and adverse effect on the appearance of the area and neighbouring residents.
- Incompatible with design and materials of surrounding buildings.
- New balcony will overlook the neighbouring gardens.
- Contrary to GEN7 and DEV19 of the local plan and the Village Design Statement
- Design is not sympathetic to the existing building.
- The first floor extension in its scale, mass and appearance is overbearing.
- Historically low level beach scene has been maintained, all with pitched roofs.
- Flat roof structure provides a mass that is heavy and imposing to the beach scene and other nearby properties.
- Overlooking from balconies and windows to the west.
- Access from South Strand along a private drive is worrying.
- Building works and vehicular movements will disrupt local residents, damage shrubs and access road.
- Loss of views towards the sea from other properties.
- This part of the beach preserves the rural/wild unusual aspect of the area.
- Covenant when property was built protecting any increase in height, this should be preserved.
- Loss of garage with no replacement is a concern.
- Application will reduce the value of neighbouring properties.

2 Letters of Support:

- The improvements to the property will only enhance the surrounding neighbourhood and the design is very sympathetic to the marine environment.
- Cannot see any negative impact to the proposed plans being accepted.
- Mix of styles of properties within the Angmering-on-sea estate.
- Properties which were not purchased with a sea view will not have their vista removed.
- People comments regarding the use of the private driveway should be of no concern.

Comments on Representations received:

Comments on Parish Response:

The VDS which carries only limited weight in terms of the decision making process, suggests that contemporary styled buildings should be precluded from the beach frontage, subject to appropriate landscaped settings which is a feature of the area; it then further advises that the development should not clash with its surroundings. The site is already well landscaped and therefore the provision of a contemporary styled dwelling is considered to be acceptable. Whilst different in appearance to the surrounding properties, the area is characterised by a mix of property styles, therefore it is not considered to clash with the locality. The loss of views from neighbouring properties is not a material planning consideration. The NPPF encourages modern and individual designs and in this location, which is characterised by a mix of property types, the proposal is considered to be acceptable.

Comments on Letters of Objection:

The comments raised regarding design and impacts upon neighbouring properties are addressed in the conclusions of this report. The loss of the garage is not considered to impact upon parking provision, with sufficient off street parking available within the site. Loss of views, value of neighbouring properties, construction works and private covenants are not planning considerations.

Letters of support are noted.

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:

Built-up area boundary

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

[GEN7](#)
[DEV19](#)

The Form of New Development
Extensions to existing residential buildings

PLANNING POLICY GUIDANCE

NPPF

National Planning Policy Framework

SUPPLEMENTARY POLICY GUIDANCE

EPDS

East Preston Village Design Statement by E P
Parish Council

POLICY COMMENTARY

PLANNING

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

EMERGING LOCAL PLAN

The Emerging Arun Local Plan has recently been approved by the Council and is therefore a material consideration in the determination of this planning application. Whilst it has not been formally adopted due weight should be given to its policies in terms of the decision making process at this stage. Policies SP 12; DM 14; DM17 are considered relevant to this application.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

PLANNING

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 conflict with relevant Development Plan policies in that the proposed additions would fail to appear visually subservient to the host dwelling.

OTHER MATERIAL CONSIDERATIONS

It is however considered that there are material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background. The proposed alterations significantly alter the appearance of the building with the additions proposed reflecting the changes. The scale and appearance of the resultant building is considered to be acceptable from a visual point of view as well as that upon neighbouring sites, and whilst the extensions do conflict with criteria set out in DEV19 of the Local Plan, it is not to the detriment of visual or residential amenity.

CONCLUSIONS

PRINCIPLE

The application seeks permission for various additions and alterations to the existing dwelling-house. The site is located within the defined built-up area of East Preston in which the development would be acceptable in principle.

CHARACTER AND APPEARANCE

The property overlooks the beach, accessed via a private driveway from South Strand. It is not visible from the highway to the north, however its southern elevation and roof slopes are readily visible from the beach. The property was constructed in the 70's and does not appear to have been updated since it was originally constructed. Its design is not considered to be of any significant merit and therefore the alterations in principle are considered to be acceptable.

The proposed design of the additions would significantly alter the appearance of the dwelling, and the addition of a second storey would mean that the extensions would fail to meet criteria set out for extensions of residential properties in Local plan policy DEV19. The proposed additions and alterations would give the property a contemporary appearance which is not something that is noted within the immediate vicinity. That being said, the NPPF together with the East Preston

Design Statement both support the inclusion of innovative and original design. It is considered that the properties within the locality vary significantly in both design and scale. This means that whilst the proposal would conflict with parts of policy DEV19, the proposed contemporary design and distinctive mono-pitch roof design would be acceptable from a visual point of view, and would not unacceptably detract from the locality.

RESIDENTIAL AMENITY

The proposal to add a second storey together with first floor windows, balcony and deck in the manner proposed would increase the height and scale of the dwelling. However, given that the existing property has an existing pitch roof which is to be removed, the increase in height is not considered to be detrimental. Although the additions would be visible, given the orientation of the property to neighbouring sites, together with the additions being accommodated within the original footprint of the dwelling, it is not considered to result in any unacceptable overbearing affect or loss of light to properties to the east or west of the site.

The impact from first floor windows facing north and south are also acceptable due to separation distances to neighbouring properties, and a condition ensuring that all windows to the west elevation at first floor level be obscure glazed, restricts any views directly towards the neighbouring garden or dwelling. The proposed balcony and deck areas would overlook the beach and given the openness of adjacent gardens, would not result in any unacceptable overlooking of neighbouring sites. Suitable screening will however be required for the balcony and deck areas to restrict any direct views to neighbouring sites. Subject to the conditions suggested the changes would not result in any direct or unacceptable levels of overlooking of neighbouring sites.

SUMMARY

The proposed alterations result in a dwelling of a contemporary design which would not detract from the character or the appearance of the locality nor the residential amenity of neighbouring sites. Therefore in the absence of any detrimental impacts resulting, it is recommended that the application be approved subject to the conditions set out below.

HUMAN RIGHTS ACT

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 for 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 a neutral impact has 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).

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The proposed extensions by reason of their scale, massing, height and resultant modern design would result in a form of development out of character with neighbouring properties and by reason of close proximity would appear unacceptably prominent when viewed from the beach contrary to policies GEN7 and DEV19 of the Arun District Local Plan 2003 and the National Planning Policy Framework 2012