

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

REF NO: EP/70/25/HH

LOCATION: 48 Clarence Drive
East Preston
BN16 1EJ

PROPOSAL: Hip to gable loft conversion with rear dormer and front rooflights, relocation and extension to detached garage and alterations to rear fenestration, following demolition of existing rear conservatory.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

East Preston Parish Council - No objection, noted large tree to rear boundary may need attention.

East Preston & Kingston Preservation Society - Objection, on the basis that the hip to gable extension is disproportionately rectangular and unbalanced with its attached neighbour.

No representation received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built-Up Area Boundary.
Tree Preservation Order.
CIL Zone 4.

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)

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 contains a semi-detached bungalow along Clarence Drive. This application seeks planning permission for a hip to gable loft conversion, a rear dormer, front rooflights, the relocation and extension to the existing detached garage and alterations to rear fenestration as well as the demolition of the existing rear conservatory. Part of the works would be visible from the street scene and would be finished in materials to match those of the existing host dwelling.

The hip to gable roof extension would extend the ridge line of the host dwelling, creating a gable end to the southern flank. It is noted that the hip to gable roof extension would unbalance this pair of semi-detached bungalows. The roof extension would have a volume of 15.56m³ and therefore it is noted that the extension could be constructed under permitted development. The extension respects the original roof ridge height and it would not reduce the separation distance between the host dwelling and neighbouring properties. It is noted that the street scene is characterised by hipped roof bungalows, however there is an example of a similar roof extension at No.11 Clarence Drive. As such, the proposed hip to gable roof extension would not result in harm to the character or appearance of the host dwelling or street scene.

The rear dormer would measure approximately 8.3m wide, 4.2m deep and 2.4m high and would have a flat roof. Two windows are proposed within the rear elevation of the dormer. The development would alter the bulk of the property, however the main roof ridge height of the dwelling would be retained, and the development would not project beyond the original footprint of the property which helps to minimise any visual harm upon the locality and complies with the Arun Design Guide (ADG). Furthermore, a dormer of a similar size and scale could be constructed under permitted development. There are several examples of flat roof rear dormers along Clarence Drive, therefore the proposed dormer would not appear out of character within the street scene. Two rooflights are proposed to the front (east) elevation of the dwelling. The rooflights would be proportionate in scale and number, and would not result in any harm in this regard, furthermore there are several examples of front rooflights in the street scene.

The existing garage is to be relocated and extended. It would measure 3.4m wide, 6.2m deep and would have a maximum height of 2.5m. The garage would be approximately 3.1m closer to front boundary than existing, however it would still be set back approximately 16m from the front boundary. The garage would be constructed in matching materials and would be in keeping with the character and appearance of the host dwelling.

The proposal would not result in harm upon the character of the area and is in accordance with policies D DM1 and D DM4 of the Arun Local Plan.

NEIGHBOURING RESIDENTIAL AMENITY

Part M of the ADG states householder extensions should protect neighbouring amenity in terms of privacy and overshadowing, considering the positioning of neighbouring buildings and respond to existing elevations through the size and positioning of doors and windows.

The proposed hip to gable roof extension would increase the bulk and massing of the dwelling closer to the neighbour to the north. Notwithstanding this, it is noted that the host dwelling is set in approximately 4.4m from the southern side boundary, and as such, given the spacing retained between the roof extension and the neighbour to the south, the proposed roof extension would not result in overbearing or overshadowing impacts to the neighbour to the south.

The proposed rear dormer would be contained within the existing rear roof slope of the host dwelling,

and would not result in overshadowing or overbearing impacts to neighbouring properties. Two windows are proposed within the rear elevation of the dormer which would provide an outlook to the rear garden of the host dwelling and would not result in harmful overlooking impacts. Two rooflights are proposed within the front roof slope which would serve the ground floor accommodation and would not result in overlooking impacts.

The proposed garage would be set in the same distance from the southern side boundary as existing and would not advance the established building line of the neighbour to the south. One window is proposed within the northern flank elevation of the garage, facing into the rear garden of the host dwelling. The proposed garage would not result in overlooking, overshadowing or overbearing impacts.

Alterations to the rear fenestration are proposed. Two sets of sliding doors would replace the existing windows, doors and conservatory. The fenestration would have an overlook of the rear garden and would not give rise to any additional overlooking.

The proposed development would not result in harm to the residential amenity of neighbouring properties in accordance with policies D DM1 and D DM4 of the Arun Local Plan and the Arun Design Guide.

TREES

It is noted that there is a large mature tree to the rear of the application site. The proposed extensions and alterations would not result in the loss of or harm to this tree, and the proposed development is acceptable in this regard.

SUMMARY

The proposal is in accordance with relevant Development Plan policies and as such, 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 plans:

- Existing and Proposed Plans and Elevations A01

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.