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

REF NO: EP/82/22/HH

LOCATION: 22 Homelands Avenue
East Preston
BN16 1PS

PROPOSAL: Single storey side porch extension, hip to gable end loft conversion including installation of 1 x dormer and extension to detached garage.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

This application seeks to convert the loft space of the property by introducing two hip to gable roof extensions (one to the western the other to the eastern elevations), providing a small pitched roof north facing dormer and erection of a single storey pitched roof porch to the southern elevation and enlargement of the detached garage on site.

RELEVANT SITE HISTORY

EP/55/08/	Single storey extension	ApproveConditionally 14-05-08

REPRESENTATIONS

Parish Council - Objection
- Concern the dormer height will be matching the highest ridge height and therefore not subservient.
- Character Area Two only allows for hipped to gable roof extensions to the rear of a property.
- Porch too close to southern elevation.

CONSULTATION RESPONSES RECEIVED:

None

DEVELOPMENT PLAN POLICIES

Arun Local Plan 2011 - 2031:

DDM1	D DM1 Aspects of form and design quality
DSP1	D SP1 Design

East Preston Neighbourhood Plan 2014 Policy 2	Design in Character Area One
East Preston Neighbourhood Plan 2014 Policy 1	Housing - General Principles
East Preston Neighbourhood Plan 2014 Policy 3	Design in Character Area Two

PLANNING POLICY GUIDANCE:

NPPF National Planning Policy Framework

NPPG National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13 Arun District Design Guide (SPD) January 2021

CONCLUSIONS

PRINCIPLE

Policy D DM1 sets out 13 design aspects of 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 the locality.

East Preston has a made neighbourhood plan and policies (EPNP) 1, 2 and are of relevance to householder extensions.

Policy 1 looks to control general principles relating to householder extensions including character and scale, car parking provision, amenities of local residents and protection of green spaces.
Policy 2 provides the areas of character (Area 1) design guidance and seeks to control density, size and outlook
Policy 3 of the East Preston Neighbourhood plan (Area 2) ensures that scale, density, massing, height, landscape design, layout and materials of, including alterations to existing buildings, will: maintain a consistent low building height and not exceed existing ridge heights.

Section M of the Design Guide states 'Extensions should respond to and complement the existing character and appearance of the building and wider townscape in terms of scale, massing, materials, openings and roof form.' The proposal complies with the design guide being of appropriate scale to the host dwelling.

DESIGN AND VISUAL AMENITY

No 22 Homelands Avenue is located to a corner plot and has two street scenes both of which fall within different character areas. The works will be visible from both frontages and as such it will have an impact to both street scenes. However it is the primary elevation which faces west where the most significant impacts will occur. Consequently EPNP Policy 2 is of most significance.

Two hipped to gable roof extensions to the front and rear of the property and a small, pitched roof dormer window will allow the loft of the bungalow to be utilised for habitable accommodation. The ridge height will not be raised, and the form of the roof will be retained ie. its stepped character. The hip to gable roof extension will not result in a significantly detrimental change to the appearance of the bungalow as given the existing character and appearance of the area (mostly bungalows some with roof space accommodation) it will not appear out of keeping. Although the shape of the roof will alter, the ridge height will not be increased, retaining the single storey appearance as a bungalow.

The pitched roof dormer will be located to the higher section of roof, but well back from the principal elevation, as such it will be subservient to the host. The Parish have commented that front hipped to

gable extensions are not permittable under EPNP Policy 3, however as mentioned above Policy 2 takes precedent, therefore this is not of concern.

Design guidance states that loft conversions play a valuable role in making an efficient use of land and stipulates that dormers should be appropriately sized with pitched roofs and should not be located to front elevations. The dormer in this instance accords with these requirements.

The porch measures approx. 2.2m by 2.9m and includes a pitched roof and is subservient in design and scale.

The extension to the garage is well integrated with the existing garage and does not alter the overall height of the outbuilding. It is located well back from both street scenes so as not to have a significant impact on the character of the area.

The proposed extensions have been designed to utilise features and materials which match the host dwelling, they are well integrated with the host and will not negatively impact the character of either street scene.

In terms of design and visual amenity the proposal accords with policies D DM1 and D DM4 of the Arun Local Plan, Part M of the Design Guide and Policy 2 of the EPNP.

RESIDENTIAL AMENITY
The Parish Council have raised concerns relating to the siting of the porch, citing it was close to the shared boundary with No 20 Homelands Avenue. A 900mm gap has been retained between the porch and the boundary, which given the extensions small scale and pitched roof (pitched away from the boundary) is a sufficient separation gap.

The works to the roof are contained within the extent of the existing footprint as such will not be overbearing or overshadow neighbouring properties.

A garden above design guidance recommended levels will be retained.

The garage will be extended by 900mm to the east and 2.1m to the south, this will reduce the separation gaps between the respective boundaries to 300mm in both instances. As a flat roof, single storey outbuilding, under 2.5m in height, these alterations would fall under Permitted Development, as such no negative impacts are foreseen.

In terms of overlooking all proposed first floor windows which are openable and non-obscured face west, east or towards the north, they have appropriate separation gaps so as not to adversely impact private amenity spaces of neighbouring properties. There are two rooflights facing south, these have been annotated as being obscure glazed and non-opening below 1.7m and will be conditioned to remain as such in perpetuity.

The proposed development accords with Policy D DM4 of the Arun Local Plan and Part M of the Design Guide in that it will not negatively impact neighbouring properties in terms of not being overbearing, overshadowing, or overlooking.

SUMMARY
The proposed development accords with the relevant development 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

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 CIL Liable therefore developer contributions towards infrastructure will be required (dependant on any exemptions or relief that may apply)

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-

- Block and Location Plan P 01
- Elevations Proposed P 05
- Plans Proposed P 04
- Plans and Elevations Garage P 09

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 and D DM4 of the Arun Local Plan.

3 The south facing openings hereby approved shall be non-opening and fully obscured windows

below 1.7 from finished floor level, prior to the first use of the rooms The windows shall be retained as obscure glazed/non-openable in perpetuity.

Reason: In the interests of protecting the privacy of neighbouring properties in accordance with Policy D DM4 of the Arun Local Plan.

4 The materials and finishes of the external walls and roof of the buildings hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policies D DM4 of the Arun Local Plan.

5 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.