

Planning Application No EP/93/15/HH

14 Worthing Road

East Preston

BN16 1AZ

Representations made to Arun District Council

Development Control

P D Rollason

12th August 2015

14 Worthing Road
East Preston
Littlehampton
West Sussex
BN16 1AZ

11th August 2015

Mr Karl Roberts
Assistant Director of Planning Services and Housing Strategy
Arun District Council
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Dear Sir,

**Planning Application No.EP/93/15/HH
Single storey wrap around extension to provide annexe
14 Worthing Road East Preston.**

I am writing in support of the above application as joint freehold owner of the above property and to comment on the objections that have been made by East Preston Parish Council, East Preston and Kingston Preservation Society and Speer Dade on behalf of my neighbours at No 16 Worthing Road.

Policy 4.16 of the East Preston Neighbourhood plan states:-

4.16 Extensions should be designed to look as if they were part of the original design of the house. The enlarged house should not be unbalanced in appearance or so large as to be out of scale with other houses in the road. It should harmonise with other houses in the road in scale, design and materials. Extensions are best placed at the rear. They should not be visually intrusive or alter the pattern of the street scene.

The house, as it stands today, is more or less identical to the original dwelling built in the late 60's. The only changes have been the internal conversion of an integral garage on the west side of the property to provide a home office, a regency style conservatory being added to the rear, and a prefabricated concrete flat roofed garage added to the east side abutting the boundary between no 16 and No 14.

In 2008 the site, jointly with No 16, received planning consent for the construction of 12 Flats.

The house is orientated and designed with the living rooms and bedrooms at the south facing rear of the property providing light and airy accommodation with services, cloakroom hall bathrooms etc. at the front north side of the house. This design originally adopted provides very pleasant internal living accommodation shielded from the noise of traffic but the front elevation is an unfortunate conglomeration of materials and has three particularly unattractive box-like flat-roof protrusions extending some 2.6 metres forward of the main property and a single flat roofed pre-fabricated garage and utility room to the east side of the house, which was added some 25 years ago and was placed immediately adjacent to the boundary with No 16.

Rather than consider the proposals as a series of extensions, the major works should be viewed as a comprehensive remodelling and modernisation of the dwelling to remove the box-like flat roofed forward projections and the flat-roofed garages, together with the existing unfortunate array of materials. The new choice of materials for example facing brickwork, roof tiles, cladding or render is anticipated to be covered by reserved matters for detailed consideration with the planning department. Our present thoughts favour the retention and continuance of the dark brown face brickwork with the quoin detail but with the insertion of pastel shade rendering on certain elevations. Visually this accords with the two new blocks of flats at No 18 and 20 Worthing Road.

To address some of the objections, I think it harsh to judge the proposal in terms of the extensions not matching the original dwelling. The proposal is to provide a complete face lift to the house to the considerable benefit of the street scene with internal renewal and re-servicing to bring the house up to modern energy and service standards some 50 years after it was built.

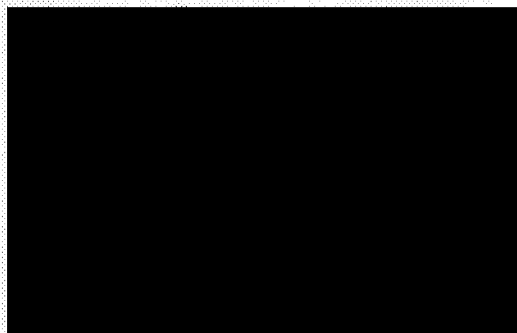
Whilst a very large extension would be possible to the side and rear of the property under new permitted development regulations, we have not chosen to take this route as their effect would be to remove the daylight and sunshine from the main living rooms of the dwelling. The opportunity of improving the front elevation of the house in shape and materials was therefore addressed very seriously and several designs were proposed and discussed in detail with Arun planning department prior to the application in a pre-application advice service. The effect on the neighbouring property at no 16 was also considered very carefully with the planning department and led to the proposals now under consideration which have minimal, if any, "overbearing or overshadowing effects" on the neighbour's property. In fact the clear space between the respective buildings is increased from 4 metres to 5 metres (6 metres at the rear) following removal of the flat roof garage currently abutting the site boundary. A one metre wide clear pathway alongside the boundary wall is introduced. I attach a sketch of the existing and proposed elevation between the properties to clarify the point.

With regard to the Neighbourhood plan requirement I have appended photographs of the properties on the south side of Worthing Road between Station Road and The Copse which are included in this policy. They are considerably varied ranging from bungalows to two blocks of flats, two semi-detached houses and four detached houses. The requirement to harmonise with the neighbouring properties is therefore fairly open to individual taste and preference and the view I have taken is that the front elevation of No 14 is piece-meal and unattractive in design and materials and constitutes a significant degree of disharmony with the other properties in the road.

Following advice from our professionals, I decided to retain and perpetuate the dark brown facing brick and quoin details on the extensions but to replace the motley collection of yellow bricks, blocked up window and patch of stone facing and apply a pastel shade render to those areas. The details relating to these choices may well be reserved matters for discussion with the Arun Planning officers following approval.

The existing three flat roof extensions and prefabricated garage to the front are removed. The replacement retains a distance of more than adequate space for the parking of cars in the large front garden and driveway to serve the increased accommodation in the future. The extensions are half-tiled to below upper floor window-sill level with tiles to complement the existing roof of the main house.

By this means I believe the property will "harmonise" more comfortably and very successfully with the other houses in the road and the proposals will improve the front elevation and street scene considerably. The proposal accords entirely with the pre-planning advice letter received from Arun District Council prior to the application. I trust those views remain unchanged.



Response to Reasons for recommendation of refusal sent to Arun District Council by East Preston Parish Council and East Preston and Kingston Conservation Society and Speer Dade on behalf of Mr and Mrs Fraser.

The Policy Area

The policy area affected by Policy No. 4.16 comprises the properties on the south side of the Road from Station Road to the Copse.

The attached photographs show these dwellings including the applicant property marked as No 14

The policy requires the extensions to harmonise with other dwellings.

- Being the only dwelling with flat- roofed box-like projections on the front elevation it does not harmonise with or complement the neighbouring street scene.
- Having no living rooms or bedrooms facing the Road it is functionally and appears to be akin to a traditional rear service side of a property thereby standing in stark contrast to the other dwellings which are traditionally built and have much more attractive front elevations.
- There is no design theme to the elevations, comprising an assortment of yellow and dark brown facing bricks with a patch of natural stone facing and a detached flat roofed prefabricated garage

The proposal addresses each of these weaknesses and will provide a refreshing look to the property which will much more closely harmonise and merge with the street scene.

The proposal overshadows or is overbearing on the neighbouring dwelling at No 16

The single storey extension on the east side of the property is located one metre further away from the buildings currently in place providing a distance of over five metres between the neighbouring properties.

The current flat roof extensions of the garage and utility room are replaced with half tiling to below upper storey window-sill height to complement the existing main roof elevations, with the fascia line lowered by the use of 300mm wide eaves.

The lower level of floor and ground level (ranging from 5cm to 40cm) of No 16 reduces the impact of the tiled extension at eye-level by apparent reduction of the tiled roof area. (see attached sketch)

On the east side adjoining no. 14 the whole of the new extension will be shadowed by the existing main property. The new sitting room in the garden in the east side will have a maximum height of approximately 3.4 metres (2.4 at the eaves) and be two metres from the boundary. The

neighbouring garden is already shadowed by its own shrubs and trees up to 8 metres in height at this location.

Therefore **no additional shadow** will be created on the neighbouring property. No windows are being provided on this elevation. (See shadow photographs attached). The photographs clearly demonstrate that the whole side path, garden and west elevation of No 16 and side window of the bay windows to the south of the property are in shadow during the evening due to the existing two storey profile of No 14. The extensions on that side of the property are wholly occluded by the main house and therefore contribute no further shadowing effect on No 16.

The proposal provides a much improved visual appearance on the east side, is moved further from the neighbouring property than the existing buildings and is not overbearing in any sense of the word. It creates no additional shadowing.

Extensions should generally be located at the rear of the property.

The object of this building proposal is to provide additional accommodation for the present owners in their late retirement in a scheme designed to cope with increasing mobility problems through slowly advancing metastatic skeletal cancer. With the owners' family, comprising the married daughter and husband with two teenage youngsters presently in college, moving into the main house to be on hand to assist in the future with onsite care. The annexe will have complete wheel-chair accessibility and facilities on the ground floor. Three generations of the family will occupy the dwelling and it has been designed carefully to provide independence and privacy yet with common and shared areas.

The house is ideally located adjacent and within walking (or scooter) distance to doctor's surgery, railway station, bus stop, dentist and shops.

The house occupies a large plot backing on the Langmead recreation ground but screened by large trees on the south side. The western boundary has a 1.8 metre boundary wall and a laurel hedge owned and maintained by the Council. This hedge grows rapidly and was cut recently by ADC parks department to a height of 2.4 metres. The present owners have lived in the house for 28 years. It has a delightful south facing rear garden hopefully to be enjoyed for as long as possible.

Having been designed as a south-facing house, all the living accommodation windows are on the south elevation and the remodelling will extend this rear into the garden area by approximately 3.5 metres to provide a shared orangery (conservatory) and extended main living room with roof lighting.

A new sitting room for the annexe is placed further into the garden on the east side.

Kingston and East Preston Conservation Society raise the matter of the percentage increase in floor area being more than the 50% maximum proposed in the Draft Local Plan. My calculations which are attached indicate that the net increase in cumulative floor-space is 42.25%. On the basis of net floor-space excluding structural elements the increase is 38%. It appears that the writer of the objection has forgotten to include in his calculation the demolition and removal of 54 square metres of accommodation on the ground floor before the new works are commenced.

There is no denying that the resulting dwelling is a large six bedroom house. However it is located on a large 1000. sq metre plot of land, comfortably, with more than adequate existing parking space. It does not overshadow or present any overbearing problem to the neighbours and it does not exceed limits of extension in the Draft Local Plan. The remodelling will present a much improved street view and it will therefore harmonise much more successfully, with the very wide range and styles of houses, flats and bungalows comprising the street scene, than the present building.

Speer and Dade

With regard to the objections from Speer and Dade I would simply comment as follows.

Para 2.01 Speer and Dade calculations are incorrect and inappropriate. The curtilage occupation is 23%. The proposals do not fill the width of the site. The new design reduces the overall width of the present buildings.

Para 2.03 The revised building line is at a maximum of 3.5 metres forward of the existing dwelling. This is coincident with the front line with the garage at No 16 and the flats at nos 18 with the further flats at No 20 being even further forward.

Para 2.04 The sides and rear are not open to view from Langmeads recreation ground. They are almost totally obscured by the property's boundary wall and trees and shrubbery in the councils ownership. See attached photographs.

Para 2.05 There is no "greenery loss" whatsoever proposed. The driveway stays in its present form providing adequate parking and turning for six cars following the completion of the new work.

Para 2.06 The rear building extension presents no blank brick wall as stated. It is totally obscured from No 16 by the boundary wall and shrubs already in place in their garden. See attached shadowing effects photographs. It is raised 150mm to give level wheelchair access to the garden.

Para 2.07 This comment is uniquely helpful through its accuracy and validity. This existing doorway from the study leads to the covered side walkway and is to be retained. I apologise for this minor omission.

Calculation of Increased Gross Floor Area (including structure)

Description	Dimensions (Metres)	Area Sq Metres
Retained areas		
Main core of house	12.6 x 7.4	93.24
First floor main core	12.6 x 7.4	<u>93.24</u>
		186.48
To be demolished		
Front Porch	2.8 x 1.6	4.48
Study/office	3.2 x 2.3	7.36
Garage/store	3.3 x 2.3	7.59
Single garage	6.5 x 1.6	19.50
Utility room	3 x 2	6.00
Conservatory	3.5 x 3.5	12.25
Bay window	4.4 x 1.0	<u>4.40</u>
		62.58
New build		
Double Garage	5.5 x 6.5	35.75
Porch/entrance	2.6 x 3.7	9.62
Bedrooms and corridor	7.7 x 5.0	38.50
Store/Dining	3.2 x 5.	16.00
Link to sitting room	2.1 x 4.3	9.03
Garden Sitting room	4.7 x 4.8	22.56
Conservatory	5.5 x 3.5	19.25
Living room extension	5.5 x 3.8	<u>17.60</u>
		168.31
Existing Floor area	186.48 + 62.58	249.06 square metres
Proposed Floor area	186.48 + 168.31	354.79 square metres

An increase of 105.73 Sq. M or 42.45%

The equivalent calculation excluding the structure (net usable floor-space)

With 42 sq m of structure in the original dwelling and 79 sq m in the remodelled house

Represents an increased net floor-space of 38%

General site information

Use of garden area

Area of site 997.5 square metres (0.245 acres)

Original 1965 house footprint 118 sq metres

Area of garden excluding original main house..... 880 sq metres

Footprint of existing buildings, garages,
sheds, greenhouse loggia and proposed extensions..... 206 sq metres

Representing total utilisation of 23.4 % of land surrounding the main original house.

For information and comparison

Single storey extensions allowable at rear and side of property under current PD rules

131 Sq metres

Distance of building from back of highway footpath

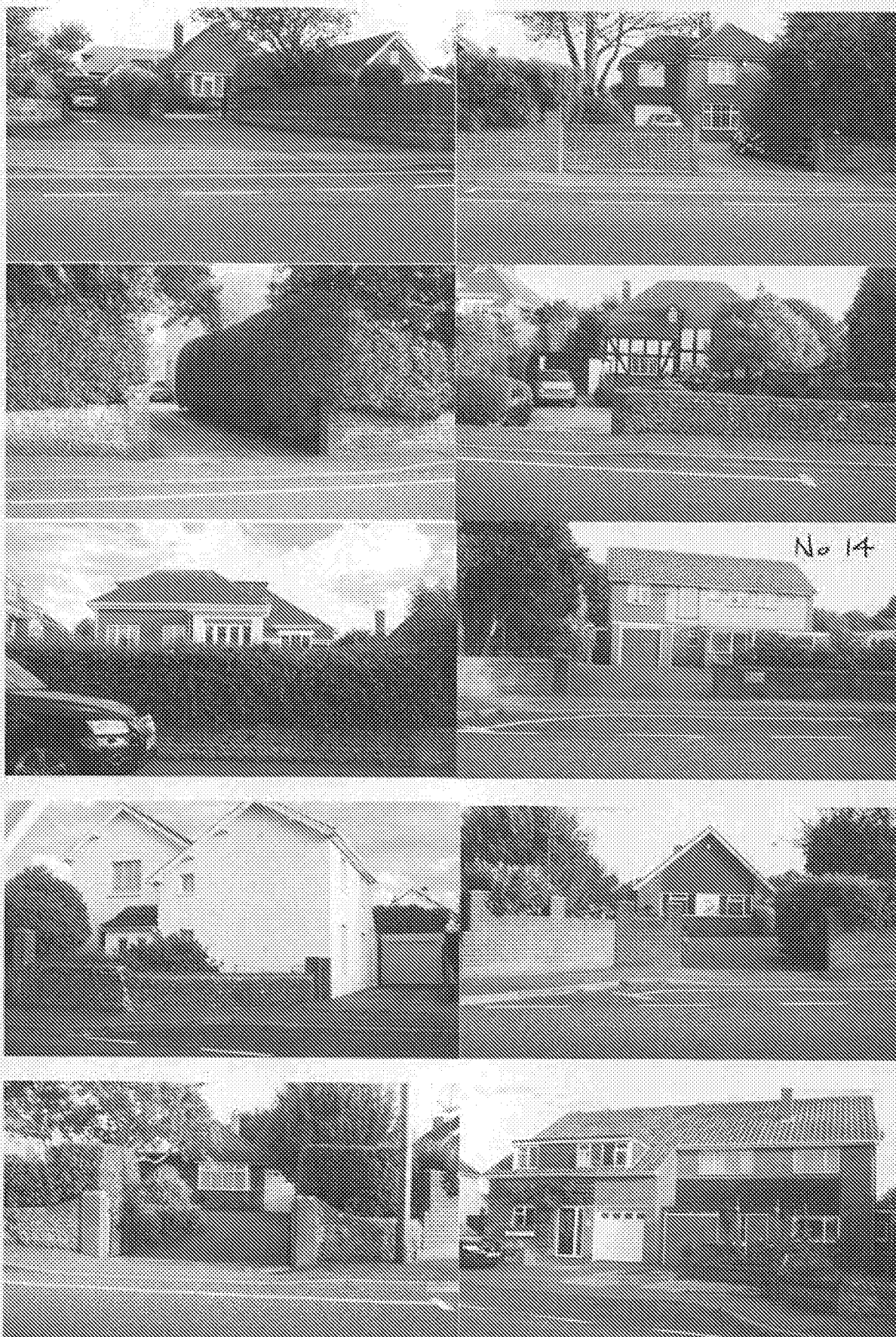
Existing distance from back of highway footpath ..17.5 metres

Proposed distance from front of double garage 13.5 metres



Google aerial photograph showing mix of properties covered by Neighbourhood plan para 4.16 and varied front building lines.

Properties in Area 3 subject to Para 4.16 of Neighbourhood Plan

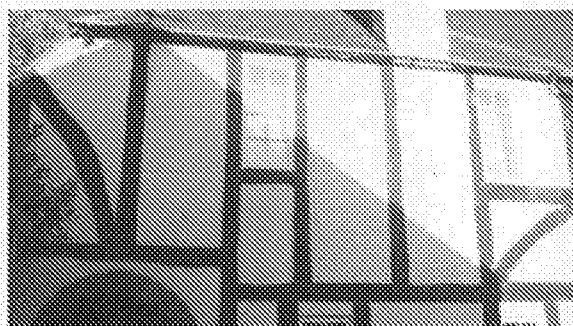


Shadowing effect on neighbour's property at No 16.

The following photographs taken on 12th August 2016 between 5pm and 7.30 pm demonstrate how the original main house of No 14 already completely overshadows the west elevation of No 16 and the rear bay window.

The proposed extensions on the east side are located 1 metre further away from the boundary than the existing buildings but all are equally already occluded by the bulk of the two storey main house.

There is no further shading possible under these conditions.



The garden of no 16 is particularly well planted with trees and shrubs which provide a considerable amount of shade in any event.

At the side and eastern rear of no. 14 where the proposed garden sitting room is proposed the extension is placed 1 metre further away from No 16. At this point the neighbour's garden is planted with shrubs and an evergreen bay tree directly adjacent and some 8 metres in height, and still growing. The development will not affect this area with additional shadow as their garden would already be in full shade during periods when the sun's azimuth is in the south-west quadrant. Nor will the extensions be visible from No 16 other from their south facing upper floor windows. Further calculation shows that the subtended angle of the highest portion of the extension to the dining room window is 12.5 degrees . The sun's elevation does not attain this low value until its azimuth is beyond 270 degrees (due west) when shadowing takes place from the existing main house of No 14 and distant trees above the horizon in any event.



In the front garden of No 16 adjacent to the forward extension of the development, a large prize holly tree with an approximate 6 metre canopy and 8 metres high, dominates and shades the whole of the garden in this area.

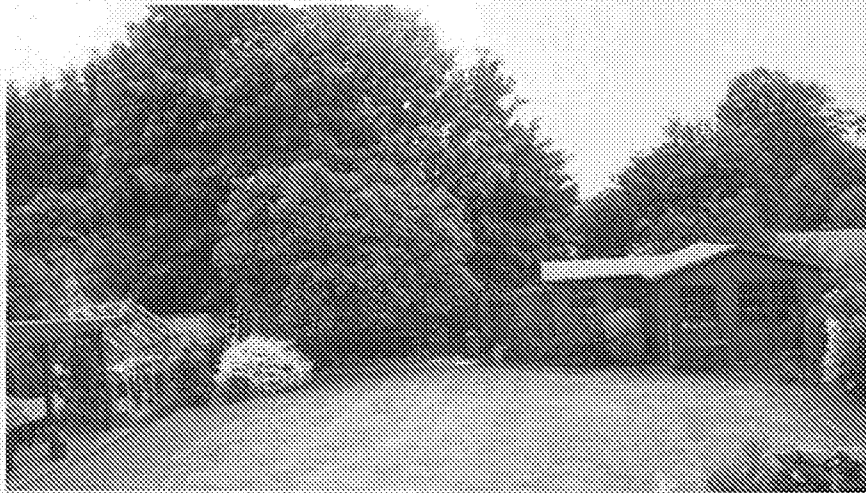


The result of this shadow exercise demonstrates unequivocally no additional shadow of No 16 will be caused by the prosed development.

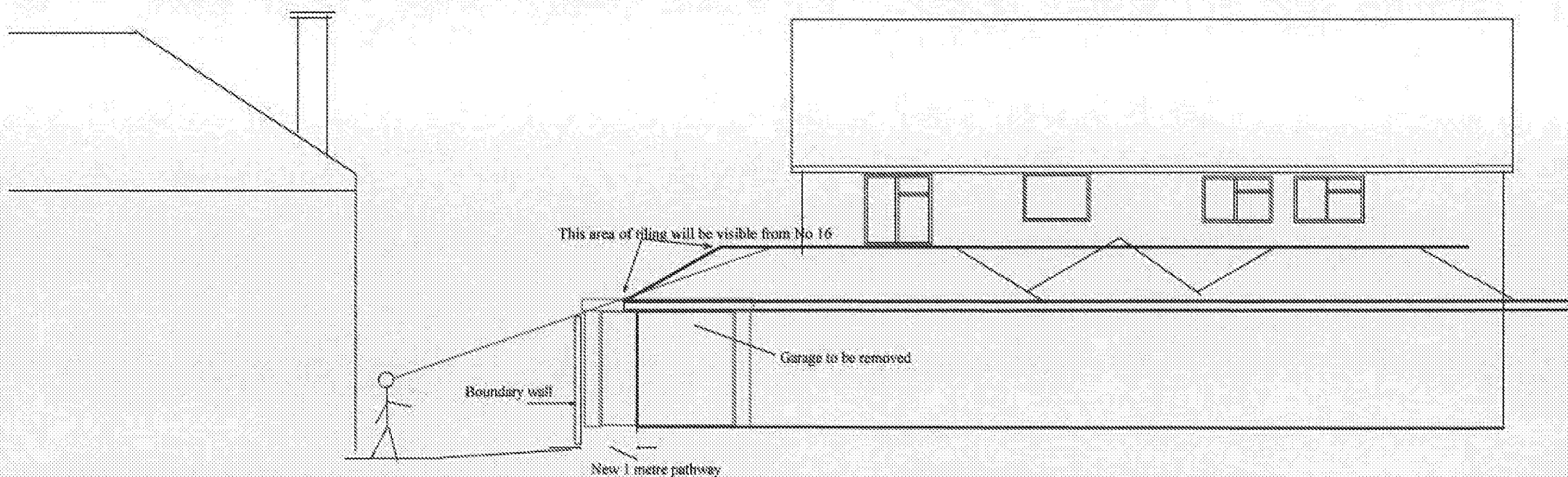
The Views from Langmeads Recreation Ground Entrance



The View from the Sill level on the Upper Floor



Effect of east side extension on No 16



The new tiled roof to the extension of No 14 will present a considerably improved view from No 16 by the removal of the untidy and ragged edge of the existing garage above the boundary wall.