

Planning / Design and Access Statement

PDA/RT/2021/001

Non-Material Amendments to approved
planning consent EP/77/19/HH comprising
fenestrative changes to approved extensions
and alteration to the roof of first floor to the
southern rear elevation

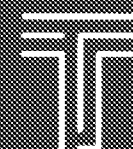
St John's Cottage
South Strand
East Preston
BN16 1PN

JULY 2021

On behalf of:

Mr J Chatterton



 Tier Planning
Services

1 Introduction

This planning statement has been prepared on behalf of Mr J Chatterton to accompany this non-material amendment application for alterations to the extensions approved by Arun District Council under planning application EP/77/19/HH on the 16th August 2019.

This statement describes the planning history background, outlines the proposed revisions to the originally approved plans and assesses the impacts of these non-material amendments in relation to the originally consented scheme. This statement seeks to demonstrate that the proposed revisions meet the requirements of a non-material amendment application, are development plan compliant and acceptable in terms of their amenity impact to neighbouring properties and the character of the area.

2 The Site and Planning Background

St John's Cottage comprises an end of terrace, two storey dwelling located on the southern side of South Strand in East Preston. The existing dwelling incorporated a conservatory and a first-floor balcony on the southern rear elevation. Planning permission, EP/77/19/HH, was granted by Arun District Council on the 16th August 2019 for a replacement single storey rear extension, extension of existing master bedroom and balcony on the first-floor southern elevation and a new porch to the northern front elevation.

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3 The Application Proposal

This application proposes the following non-material amendments to the originally approved scheme permitted under application EP/77/19/HH:

- Fenestration changes to approved porch, comprising the replacement of existing entrance door with a window on northern elevation. Proposed windows to match design of existing windows on northern front elevation of dwelling.
- Re-location of front entrance door on northern elevation of existing dwelling.
- Alteration to roof pitch of first floor rear elevation to comprise gable end with glazed window in southern elevation.
- Block up one existing first floor window on the eastern elevation and installation of new first floor window on eastern elevation of existing dwelling.
- Removal of chimney.

The proposed amendments to the approved scheme would allow for an improved internal layout within the dwelling, utilising the space more efficiently for the occupiers.

4 Planning Considerations

Section 96A Town and Country Planning Act 1990 (as inserted by s190 of the Planning Act 2008) allows for non-material amendments to be made to a previously approved planning permission. This section allows the Local Planning Authority to make changes to a planning permission "if they are satisfied that the changes are non-material".

This part of the Act also states that:

"In deciding whether a change is material, a local planning authority must have regard to the effect of the change, together with any previous changes made under this section, on the planning permission or permission in principle as originally granted."

It is considered that the proposed revisions comprise non-material amendments to the plans originally approved under application EP/77/19/HH and would not take the proposals outside the scope of the original permission. No previous amendments to the approved planning application have been made. The proposed amendments are assessed in further detail within the headed sub-sections below.

Design & Visual Amenity

The proposed amendments relate to fenestrative changes and an amendment to the roof design and slope of the first-floor to the southern rear elevation of the dwelling. The amendments do not create an increase in the overall footprint of the extensions previously approved under application EP/77/19/HH.

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The proposed extensions, except for the porch fenestration changes, are located to the rear of the property and would not therefore be visible from the street scene perspective or cause any harm to the visual amenities of the area as acknowledged in the Officer's Delegated Report for the original application. The proposed change to the roof design of the first-floor extension, from a hipped roof to a glazed gable end would not have any impact on the character of the area or visual amenities of the street scene. Indeed several neighbouring properties have recently obtained consent for the proposed design, most notably Chance Cottage (see planning permission EP/162/15/HH). The proposed amendments would therefore comply with the respective requirements of policies D DM1 and D DM4 of the Arun Local Plan and policy 2 of the East Preston Neighbourhood Plan.

The glazing in the southern gable end of the first-floor extension provides a modern appearance to the extension which remains in keeping with the approved full width bi-fold doors within single storey extension and glazed first floor balcony on the southern elevation. As the proposed change would remain subservient to the approved design and appearance of the approved extension to the rear of the property, it is considered that the effect of the change to the roof design of the first-floor would not result in a material change to the approved planning drawings. As this revision does not materially alter the overall appearance

of the proposed extensions, it is considered that the proposal is acceptable as a non-material amendment to the previously approved planning consent.

The proposal would reposition the entrance door and window on the northern front elevation of the existing dwelling and install two new windows in the front elevation of the previously approved porch extension. For the avoidance of doubt, the number of doors and windows is not changed. The proposed fenestration change to the porch would remain in keeping with the design and appearance of the other front façade windows within the dwelling and as such the revisions would not have a harmful impact on the character of the area or appearance of the street scene. These amendments are therefore considered to comply with the requirements of policies D DM1 and D DM4 of the Arun Local Plan and policies 1 and 2 of the East Preston Neighbourhood Plan. The amendment to the fenestration on the first-floor eastern elevation of the dwelling is considered to be a minor alteration that would not result in an increase on the number of windows on this side elevation. These changes are therefore considered to comprise minor non-material amendments which would not extend beyond the scope of the original planning consent.

Neighbouring Residential Amenity

The nearest residential properties are located to the east and west of the application site. Due to its orientation, the additional glazing in the southern gable end of the first-floor rear extension would not cause any harmful loss of privacy to the occupiers of the neighbouring properties located to the east and west of the application site. The previously approved plans already provided for fully glazed bi-folding doors across the whole of the south elevation. The re-positioned first floor window in the eastern elevation would serve a bathroom and would therefore be obscure glazed to ensure privacy to the neighbouring occupiers of the property to the east. The proposed amendments would not therefore cause any harmful loss of amenity to the occupiers of the neighbouring properties in accordance with the provisions of policy D DM4 of the Arun Local Plan.

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5 Conclusion

This non-material amendment application seeks fenestrative changes to the approved extensions and an alteration to the roof of the first floor on the southern elevation previously approved under planning application EP/77/19/HH. It has been demonstrated that, when considering the effect of these changes, they would not materially take the proposals outside the scope of the original permission and can therefore be considered as non-material amendments to the previously approved scheme. The proposed amendments would not harm the character of the existing dwelling, the amenities of the street scene or the amenities of neighbouring residential properties. The amendments would also comply with local planning policy requirements.

The revisions are therefore considered to meet the requirements of Section 96A of the Town & Country Planning Act 1990 in respect of their acceptability as non-material amendments and would be compliant with the local planning policies in relation to householder extensions.