

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

REF NO: EP/101/21/HH

LOCATION: 35 Roundstone Crescent
East Preston
BN16 1DG

PROPOSAL: Erection of single storey rear, part two storey side and front porch extension

SITE AND SURROUNDINGS**DESCRIPTION OF APPLICATION**

This application seeks a single storey rear extension measuring approximately 8m in length y 4m in depth springing from the southern elevation, and a first floor extension above the existing garage measuring approximately 3.5m in width by 7m in length.

RELEVANT SITE HISTORY

EP/4/91	Single storey extension at side of property as garage with toilet	ApproveConditionally 18-02-91
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CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
BUAB

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)

[East Preston Neighbourhood Plan 2014 Policy 1](#)

Housing - General Principles

East Preston Neighbourhood Plan 2014 Policy 4

Design in Character Area Three

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

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.

Arun recently adopted a Design Guide which provides detailed guidance that will help raise design standards across the District. Developments should respond to the distinctiveness and characteristics of their surroundings in terms of scale massing and materials, protect the amenities of occupants and neighbours and seek to minimise energy consumption and improve environmental performance. In this instance, a rear extension should also not negatively impact adjoining properties in terms of privacy and overshadowing and preserve rear amenity space to at least 10.5m in depth, and a side extension should be subservient to the host dwelling and respect the space between buildings.

East Preston has a made neighbourhood plan and policies 1 and 5 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 5 of the East Preston Neighbourhood Development Plan states that development within Design Area 4 will be supported if the scale, density, massing, height, landscape design, layout and materials are appropriate and ensure that open frontages are retained, make provision of off street parking.

DESIGN AND VISUAL AMENITY

The proposal seeks to provide two extensions, one rear extension to the ground floor and the other to the first floor at the side. The amount of habitable space provided by the development is deemed appropriate when considered against the existing dwelling and the fair-sized plot on which the property sits.

The existing space about the buildings in this location is good and it is not thought that the spatial character will be compromised further to the works taking place especially as the first-floor addition has been designed to be set away from the shared boundary in accordance with design guidance.

The ridge line of the proposed first floor side extension will be approximately 800mm lower than the main ridge height and it will be set back from the front elevation by 1.9m having the affect of making the addition subservient to the host dwelling.

It will be constructed of materials which match those currently found on site and with an eaves line to match and is therefore considered visually sympathetic to the dwelling and the surrounding streetscape. Additionally, extending above an existing structure is considered an effective use of the plot, in line with design guidance.

The rear extension is equally subservient due to its scale as a ground floor extension and is not visible from the street.

Having regard to the design and visual amenity, the proposal is deemed to accord with DDM1 and DDM4 of the Arun Local Plan and the Part M Arun Design Guide.

RESIDENTIAL AMENITY

It is considered that the first-floor extension will not overbear or overshadow neighbouring properties. It will be set away from its nearest boundary to the east by 1m, in line with guidance, at which point at ground floor garage abuts a neighbouring garage.

When considering the 45-degree rule the first-floor extension accords with guidance in that it will be built no further forward of the rear building line of the neighbour to the east. Similarly, the rear extension will be built with its rear elevation protruding no further than the (nearest) neighbours to the west, who have also extended their property across the rear.

In terms of overlooking the proposed fenestration will either face towards the front or rear private amenity space of the dwelling and as such no additional views, other than those already achievable will be obtained.

It is therefore considered by virtue of not being overbearing, overshadowing and overlooking that the proposed extensions accords with policy DDM4 (c) of the Arun Local Plan and Part M of the Arun Design Guide.

SUMMARY

The proposed development is deemed to accord 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 Liabe 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;
- Location Plan
 - Block Plan 2743/01/05
 - Proposed Plans 2743/01/02
 - Proposed First Floor 2743/01/04
 - Proposed Ground Floor 2743/01/03

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 and Part M of the Arun Design Guide.

- 3 **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.