

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

REF NO: EP/104/21/HH

LOCATION: 8 Selhurst Close
East Preston
BN16 3SR

PROPOSAL: Conversion of garage to habitable use, new garage & single storey extension to West elevation.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Conversion of existing garage to habitable use, erection of single storey rear extension measuring approximately 4.8m in width by 3.5m in depth and a new double garage measuring approximately 7m in width by 6m in depth.
----------------------------	---

REPRESENTATIONS

Parish Council - No objection.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
Built Up Area Boundary

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)
TSP1	T SP1 Transport and Development

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

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.

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 front extensions should not disrupt building lines, maintain and enhance frontages, be subservient to the host dwelling and respect the space between buildings.

East Preston has a made neighbourhood plan (EPNP) and policies 1 and 2 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.

DESIGN AND VISUAL AMENITY

The host dwelling sits on a large corner plot with good space about the building in a similar fashion to its neighbours. The property has access onto Selhurst Close but also fronts Myrtle Grove, the properties surrounding the site are all 1-1.5 storey properties of uniform massing and style however, many of them have had various extensions over time. There is not a strong building line either to Selhurst Close or Myrtle Grove.

The amount of habitable space to be created by the proposal is thought to be of an appropriate scale when compared to the plot and the host dwelling.

The materials used in construction will match the existing so as to give good visual integration with the host dwelling.

Due to mature planting and a high garden wall views of the rear extension will be restricted, as such the rear extension is not considered to compromise the character of the area.

Views of the garage conversion and proposed double garage will be possible from Myrtle Grove. The alterations to the fenestration to the front of the property are considered minor and would fall under the properties Permitted Development allowance. The garage will be set forward of the next door neighbour's (No.10 Myrtle Grove) building line by approximately 2.5m. Given that the building line of Myrtle Grove isn't particularly strong, this is not seen as a reason to refuse the application. Due to the garages location at the back of site when viewed from Selhurst Close and against the back drop of the buildings in Myrtle Grove, it is considered not to compromise the spatial character of the area.

Having regard to the design and visual amenity, the proposal is deemed to accord with D DM1 and D

DM4 of the Arun Local Plan, Part M Arun Design Guide and policies 1 and 2 of the EPNP.

RESIDENTIAL AMENITY

In terms of overlooking there are no windows proposed above ground floor level, and those which are proposed, face the private amenity space of the host dwelling or towards the public realm, as such no negative impacts from overlooking are foreseen.

The extension will be located centrally within the site and the 45-degree rule in this instance is not applicable.

The garage will be built over 2m away from the property to the North in Myrtle Grove which is inline with existing northern building line between the properties. The majority of the build will be located adjacent to a garage of the property to the north as such it is considered not to overbear the amenity space of the neighbour. Given the garage's distance to the boundary the potential for overshadowing is minimal.

It is therefore considered by virtue of not being overbearing, overshadowing and overlooking that the proposed extensions accords with policy D DM4 (c) of the Arun Local Plan, Part M of the Arun Design Guide and policies 1 and 2 of the EPNP.

PARKING

The conversion of the double garage will be negated by the addition of 2 proposed garage spaces, as such parking levels onsite will not be altered in accordance with policy T SP1 of the Arun Local Plan.

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 Liabie 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
- Proposed Plans and Elevations Garage 11893-1f
- Proposed Plans and Elevations House 11893-2v

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.