



Mr J Sergi (Sussex Architectural Services)
Wcket View
Cuckfield lane
Warninglid
W Sussex
RH17 5UB

Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

Your Ref:

Our Ref: PAA/27/19/

Please ask for: Zac Denton

01903 737500 x37447

29th April 2019

Dear Mr Sergi

Pre-Application Advice

Single storey rear extension and 1st floor addition to existing dwelling. Additional parking bay to garage and 1st floor addition to garage

17 Tamarisk Way East Preston

I write regarding the above matter and your enquiry received on 4th March 2019.

Description Of Proposed Development

From the details submitted I understand that you propose to erect a single storey rear extension, and add a new (first) floor to the existing dwelling. It also seeks to add a first floor, and an additional parking bay to the garage.

Description Of Site

The site is populated by a detached, chalet bungalow in a large residential plot. It is sited approximately 15m from the street scene, which borders its northern boundary, and over 40m from the southern boundary. These borders are host to a mix of foliage, fencing and walling.

Amenity

Planning Policies and Central Government Advice support the efficient and effective use of land. 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.

The proposed development is considered to significantly alter the appearance of the host dwelling, in that it involves the addition of a first floor to both the host dwelling and the garage. The area is populated by a mix of dwelling styles and designs, therefore, the area is of a mixed character, which allows the proposed development to not appear out of character. With regard to neighbouring residential amenity, on inspection of the submitted documentation, it is not

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considered that there will be any significantly harmful overbearing or overshadowing impact upon the occupiers of neighbouring dwellings. With regard to overlooking of, or loss of privacy to, adjacent occupiers, it does not appear that there will be any significant loss of privacy to the occupiers of neighbouring dwellings, as whilst there are windows on these elevations, the majority of them are at a high level, or, can be conditioned to be obscure glazed and fixed shut if required.

Relevant Planning History

Relevant Policies - the following policies are considered relevant to your proposal:

Arun District Local Plan 2011-2031	DDM1 DDM4 DSP1 SDSP2	D DM1 Aspects of form and design quality D DM4 Extensions&alter to exist builds(res and non-res) D SP1 Design SD SP2 Built-up Area Boundary
East Preston Neighbourhood Plan 2014 Policy 1 East Preston Neighbourhood Plan 2014 Policy 2		Housing - General Principles Design in Character Area One
Planning Policy Guidance	NPPF NPPG	National Planning Policy Framework National Planning Practice Guidance

Follow Up Meeting

If you require a follow up meeting to discuss this pre-application and advice, you will need to forward a written request together with a fee for £30.

Conclusion

Based on the above comments I conclude that were an application for planning permission be submitted it would be likely to be approved subject to the design of the materials used, and fenestration details.

Making an Application

If you decide to proceed with making an application you will need to quote the reference number for this advice in the pre-application advice section of the relevant application form. This will ensure that the application receives priority and a speedy validation process.

You will need to submit the following documentation/information with your application to meet the National Validation Requirements:

Completed and Signed Application Form
Ownership Certificate and Agricultural Land Declaration
Correct Fee
Location Plan (1:1250)
Site /Block Plan (1:500)
Elevations (Existing and Proposed)
Floor Plans (Existing and Proposed)
Roof Plans
Environmental Impact Statement

Please note that the council has a Householder Local Validation Requirements List and you

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should refer to it before submitting your application. Failure to provide all the necessary information will result in your application be treated as incomplete and will delay validation of the application.

You must consider the Flood Risk and Lidsey Foul Water Treatment Catchment Area requirements when submitting your application.

You should be aware that any advice given by the Council in relation to pre-application advice will be based on the case Officer's professional judgement and will not constitute a formal response or decision of the Council with regard to any future planning applications. Any views or opinions expressed are given without prejudice to the consideration by the Council of any formal planning application which will be subject to wider consultation and publicity. Although the case officer may indicate the likely outcome of a formal planning application, no guarantees can or will be given about the decision that will be made on any such application. Any further correspondence will be at the Case Officer's discretion depending on the nature of the further enquiry. It may be necessary to submit a further pre-application advice request. Please note this advice only relates to planning and does not relate to any other legislation which may or may not apply such as Building Regulations or ordinary watercourse consenting. You will need to carry out your own checks to determine whether any other consents or permissions are required.

I trust this is of assistance to you.

Yours sincerely

A handwritten signature in black ink, appearing to be 'NC' followed by a flourish and a period.

Neil Crowther
Group Head of Planning