

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

REF NO: EP/108/19/HH

LOCATION: Caprice
17 Tamarisk Way
East Preston
BN16 2TF

PROPOSAL: Two storey front, two storey side and two storey rear extension and additional parking bay to garage

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct significant alterations to the host dwelling. This includes a two storey front, two storey side, and two storey rear extension. Additionally, an additional parking bay to the garage.
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REPRESENTATIONS

REPRESENTATIONS RECEIVED:

East Preston Parish Council
Parish Council - No objection.
- No objection subject to the materials matching those on the neighbouring dwellings.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Designation applicable to site:
Within 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)
DSP1	D SP1 Design
SDSP2	SD SP2 Built-up Area Boundary

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:

CONCLUSIONS

PRINCIPLE

The application site is located within the built up area boundary, where the principle of development is acceptable subject to accordance with the relevant development plan policies, as stated in SD SP2 of the Arun Local Plan. In this case, the key policies are deemed to be D DM1 and D DM4 of the Arun Local Plan. Additionally, Policy 1 and 2 of the East Preston Neighbourhood Development Plan.

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.

Policy 1 of the East Preston Neighbourhood Development Plan sets out general principles for development within the Parish. Part (i) relates to the scale, density, massing, height, landscape design, layout and materials of development proposals, and how proposals must reflect and enhance the established character of the area.

Policy 2 of the East Preston Neighbourhood Development Plan sets out the criteria for development within Character Area One. These ensure that proposals preserve the character of the street scene, and resist any increases in density that would alter this character. It also seeks to avoid apartment block development, and protect the view from the beach.

DESIGN AND VISUAL AMENITY

The application seeks to remodel and modernise the host dwelling, by way of various alterations. The locality is host to a wide variety of dwelling designs and types, and therefore has a mixed character. This is especially evident when at the application site, in that the dwelling to the East is constructed of traditional materials, then to the West, a more modern, contemporary dwelling.

The proposed development is considered to result in a change of appearance of the host dwelling, as a result its scale, but it is not considered to have a significantly detrimental impact on the established character of the locality, as a result of its design and use of materials. The proposed materials are not considered to be uncommon within the area, with many examples of rendered dwellings found along Tamarisk Way. The proposed two storey side extension is readily visible from the street scene, as a result of its siting and scale, and the fact that in conjunction with the rest of the proposed development it involves the addition of a full first floor, to what is currently a chalet bungalow. Therefore, resultant of its relationship with the host dwelling in terms of scale and design, it is not considered to be a subservient addition to the host dwelling. The area is not considered to have a uniform spatial pattern, as a result of the inconsistent roof shapes that appear in this locality, it is noted that the proposed development is lower in maximum height than the neighbouring dwelling to the East, and West.

The Northern (front) element of the proposal, due to its siting, is visible from the street scene. Whilst the proposal is considered to comprise a change to the appearance of the host dwelling, it is not considered to have a harmful impact on the character of the host dwelling. Due to its configuration, the proposed front extension does not extend beyond the proposed Northernmost projection of the host dwelling (part

of the side garage). Resultant of this, and its scale and design, the proposed development is considered to appear well integrated with, and subservient to the host dwelling. This is considered to allow this element of the proposal to have no significantly harmful impact upon the character of the locality, or the host dwelling.

Whilst the proposed development is considered to conflict with D DM4(b) or the Arun Local Plan, it is considered to be in accordance with policy D DM1(1), and (2) of the Arun Local Plan, and Policies 1 and 2 of the East Preston Neighbourhood Development Plan.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed development is not considered to give rise to any significant impact on the residential amenities of neighbouring dwellings. It is considered that the proposed development is sited acceptable distances from the boundaries, which is considered to alleviate any significant overbearing impact on adjacent occupiers. The proposed extensions to the garage are sited 1.2m from the Western boundary of the application site, this boundary is bordered by a 2m high boundary wall, with foliage that varies in its height and density. Whilst the proposed development results in an increase in height of the built form adjacent to the Western boundary of the application site, it is not considered to result in any significant loss of light to principle rooms of #19 Tamarisk Way, as the only windows on the Eastern elevation of this property serve the garage, and a utility room. Furthermore, due to the aspect of the application site, the potential for overshadowing of adjacent dwellings is reduced also. With regard to unneighbourly impact upon the street scene, the proposed development is considered to be sited in a way that prevents any harmful impact. The development is over 10m to the Northern boundary, and over 40m to the Southern boundary.

The application includes the provision for a first floor terrace to the rear of the host dwelling, which projects approximately 5m from the rear of the host dwelling, and as such, provides views to the South, East and West. The site at current is bordered by mature foliage that screens the views from the current roof balcony, however, there is nothing to prevent the removal of this foliage, in that there is no relevant Tree Preservation Order at the site. To the East, it is considered that there would be direct overlooking of the conservatory, and patio area of the adjacent dwelling, which would result in unacceptable overlooking, however, a condition will be imposed ensuring that an opaque screen be installed along the Eastern aspect of this balcony, in order to prevent said view. To the West, the proposal is not considered to give rise to any unacceptable overbearing, due to the views available being only those of the roof of the neighbouring dwelling. To the South, the available views are contained within the application site. It is noted that there are windows on the side elevations of the proposed development, however, there are no openings that are considered to give rise to any significant overlooking of adjacent dwellings.

The proposed development is considered to be in accordance with D DM1(3) and D DM4(c) of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord with relevant development plan policies and as such is recommended for approval subject to the following conditions.

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

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.

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 & Block Plan - 17-111.1-Loc
 - Proposed Floor Plans - 17-111.104
 - Proposed Elevations - 17-111.107
 - Proposed Street Scene - 17-111.108
Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 of the Arun Local Plan.
- 3 The Eastern elevation of the proposed roof terrace shall at all times be obscured to a height of 1.7m with fixed obscured glass and said screening shall be retained in perpetuity.

Reason: In the interests of the amenities of the occupants of nearby properties in accordance with policy D DM1(3) of the Arun Local Plan.
- 4 **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.