

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

REF NO: EP/108/25/HH

LOCATION: 2 Michel Grove
East Preston
BN16 2SU

PROPOSAL: Hip to gable extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

East Preston Parish Council - No objection.

No representations received from nearby occupiers.

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions and alter to exist builds (res and non-res)

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
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CONCLUSIONS

DESIGN AND VISUAL AMENITY

The property is a detached dwelling with generous front and rear amenity areas. The proposal is for a hip-to-gable roof extension creating a gable end to the eastern flank, to facilitate a larger media room. The extension would be visible from the street scene.

The extension would extend the ridge in width to the east by 5m from the existing ridge line. As the ridge line would be extended and the proposal would not be set down, it is noted that the proposed hip to gable extension would not be a subservient addition to the host dwelling, contrary to Arun Local Plan policy D DM4. The northern and southern roof slopes would follow the same pitch of the existing hipped roof and the proposal would appear a logical extension, mirroring the gable end to the western flank, and as such the proposal would balance the roof form of the host dwelling. As such, the proposal would be in accordance with Arun Local Plan policy D DM1.

The extension would be finished with hanging tiles to match the existing dwelling. Hanging tiles and gable ends are recurring design features in the immediate locality and the proposal would not appear at odds within the wider the street scene. The proposal would not harm the character of the area in accordance with Arun Local Plan policy D DM1.

NEIGHBOURING RESIDENTIAL AMENITY

The hip-to-gable extension would be sited on the eastern flank and, given its scale, the proposal would not result in overshadowing or overbearing impacts to the neighbouring properties to the north, west, or south.

Whilst the proposal would not change in footprint, the bulk and massing of the roof of the host dwelling would extend closer to the neighbour to the east, 4 Michel Grove. There would be limited resultant overshadowing however, given that the extension would be retained in line with the front and rear elevations, the impacts would not be substantially harmful. Given that the maximum height of the gable would extend in line with the existing rear elevation of this neighbour, and the eaves height would remain the same, it would not result in significant harm in terms of overshadowing or overbearing impacts.

A window is proposed within the eastern flank gable end of the hip-to-gable extension, which would serve the media room. The window would be set approximately 1.7m above the internal first floor level, and as such would not result in unacceptable overlooking into the rear garden and conservatory of 4 Michel Grove. The window would be subject to a planning condition to ensure that the window would remain at a minimum 1.7m from the internal first floor level so that harmful overlooking would not arise.

The proposals are in accordance with Arun Local Plan policies D DM1 and D DM4, in that they would not result in unduly harmful impacts on neighbouring amenity by way of overbearing, overshadowing or overlooking.

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.

CIL DETAILS

This application is not CIL liable.

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 and Block Plan 25/5064/1.
- Proposed Ground Floor Plan 25/5064/5.
- Proposed First Floor and Roof Plan 25/5064/6.
- Proposed Elevations 25/5064/7.
- Biodiversity Statement.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policies D DM1 and D DM4.

- 3 The window serving the media room at first floor level on the eastern flank, as shown on the proposed first floor plans, shall be installed no less than 1.7 metres above the internal finished floor level of the room it serves and shall be maintained in that condition at all times.

Reason: For the avoidance of doubt and protection of neighbouring residential amenity, in accordance with Arun Local Plan policy D DM4.

- 4 Based on the information available, this permission is exempt from the requirement to provide a biodiversity gain plan under Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990. The following exemption applies:

This planning permission is for development which is a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Reason: In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).

- 5 **INFORMATIVE:** Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). 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 NPPF.