

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

REF NO: EP/113/25/HH

LOCATION: 57 Manor Road
East Preston
BN16 1PY

PROPOSAL: Single storey side extension and other alterations.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

East Preston Parish Council - No objection.

No representation 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 site is comprised of a two-storey detached dwelling on the corner of Manor Road and Homelands Avenue. The proposal includes the demolition of an existing detached garage and small extension on the northern flank and the construction of a single storey side extension which would provide a new garage/store, utility room and living area. The proposal would be visible from the highway (Homelands Avenue). The street scene is varied in both form and material palette; there are examples of flat roof extensions and large garages in the immediate locality.

The proposed side extension would be 3.45m in height (to the top of the parapet walls), 0.45m less than the maximum height of the existing detached garage. The extension would have a width of 7.8m and a depth of 12.6m, extending in line with the front and rear elevation of the host dwelling. The extension would have a flat roof (2.7m in height) with three rooflights serving the ground floor accommodation and would be finished mostly in fairfaced brickwork, with a small section of timber weatherboard cladding on

the front (west) elevation. The proposed fenestration would be PPC aluminium glazed. Whilst different to the existing painted brickwork and cladding, the proposed materials would not harm the visual amenity of the host dwelling or locality and would contribute to the varied palette along Manor Way and Homelands Avenue. The external materials would therefore be in accordance with policy D DM4 of the Arun Local Plan.

Part M of the Arun Design Guide advises side extensions should incorporate natural surveillance while respecting the privacy of the neighbours. The L-shaped form of the extension would provide the corner plot with a clear frontage on Homelands Avenue, whilst maintaining the amenity value of the patio area in the north-east corner and grassed area to the south of the application site. The single-storey nature of the extension would allow this to be achieved while ensuring the extension remains subservient to the host dwelling.

The building line of the extension facing Homelands Avenue is stepped, with the central part of the extension set back from the front elevation of the host dwelling and the forwardmost part of the proposed extension to the north. The host dwelling is set back from the highway by 3.8m, whereas 2 Homelands Avenue (the neighbour to the north) is set back by 6.8m. Whilst the proposed extension would extend forward of the neighbour to the north, the extension would replace an existing detached garage, sited in the same location, forward of the front elevation of this neighbour. As such, the proposed extension would not result in harm to the visual amenity of the street scene.

The proposal would be in accordance with appropriate ADG guidance and is in accordance with Arun Local Plan policies D DM1 and D DM4.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed extension would feature a 3.45m parapet wall on the northern flank. The proposal would result in some overshadowing of the neighbouring window facing the application site, on their southern flank, however this would not be significant. Further to this, the side extension would only partly extend up to the boundary and would be set in significantly towards the rear, limiting any impacts.

The proposal would not result in any undue overlooking impacts; fenestration is proposed at ground floor level and would not achieve any views not already accessible from the side and rear amenity areas.

The proposal would not result in unacceptable harm to the residential amenity of the neighbouring occupiers and is therefore in accordance with Arun Local Plan policies D DM1 and D DM4.

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 Plans as proposed 25013 SK12
- Floor Plans as proposed 25013 SK07
- Elevations as proposed 25013 SK09
- Site Plan as proposed 25013 SK11
- Biodiversity Enhancement Statement
- Supporting Planning 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 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).

- 4 **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.