

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

REF NO: EP/123/24/HH

LOCATION: 4 Normandy Lane
East Preston
BN16 1LZ

PROPOSAL: Retrospective application for alterations to garage and utility roof; including raising front of roof by 700mm, sloping backwards to existing roof height of 2800mm.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

RELEVANT SITE HISTORY

EP/96/24/CLE	Lawful Development Certificate for existing alterations to garage and utility roof; including raising front of roof by 700mm, sloping backwards to existing roof height of 2800mm.	Withdrawn 21-11-24
EP/78/20/HH	Pitched roof rear extension and flat roof garage extension. (Enlargement of a previously approved scheme at 3.0m deep).	ApproveConditionally 14-09-20
EP/28/20/CLP	Lawful development certificate for a proposed side dormer & roof light.	PP Not Required 19-05-20
EP/31/20/HH	Pitched roof rear extension and side garage extension.	ApproveConditionally 25-05-20

REPRESENTATIONS

East Preston Parish Council - No objection.

No representations received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Prone to groundwater flooding.

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)

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

This application follows a previously approval EP/78/20/HH for the construction of single storey rear extensions. The current application seeks approval for alterations to the previously approved scheme.

The previously approved application did not propose any alterations to the height of the garage. However, during construction of the previously approved extensions it was necessary to increase the height of the front of the garage by 0.7m, forming a sloping roof with the pre-existing height of the garage retained to the rear at 2.8m.

The alterations are small in scale, and whilst they are visible from the street scene, the garage is set back from the front elevation of the host dwelling and the street scene is varied in terms of the architectural styles of dwellings. As such, given the minor nature of the alterations to the garage roof, the siting of the garage and the existing variation within the street scene, the alterations to the garage roof do not appear unduly prominent within the street scene and are in accordance with policies D DM1 and D DM4 of the Arun Local Plan and the Arun Design Guide.

NEIGHBOURING AMENITY

The garage is sited to the northern side of the host dwelling, adjacent to the northern boundary. As such, the increase in height of the garage by 0.7m is located within close proximity to the neighbour to the north. However, given the scale of the alterations and that the windows within the southern flank of this neighbour facing the application site are set in from the shared boundary, the alterations to the height of the garage roof have not resulted in any overbearing or overshadowing effects to this neighbour. No additional fenestration is proposed and as such, the alterations have not resulted in any overlooking.

The development is therefore in accordance with policy D DM1 of the Arun Local Plan.

SUMMARY

The development is in accordance with relevant development plan policies and is therefore 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

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 liable, therefore, developer contributions towards infrastructure will be required (dependent on any exemptions or relief that may apply).

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The development hereby approved shall be maintained in accordance with the following approved plans:

Location and Site Plans.
Proposed Plans 2020/32.

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

- 2 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).

- 3 **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 National Planning Policy Framework.