

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

REF NO: EP/136/20/HH

LOCATION: 8 Mendip Close
East Preston
BN16 1RF

PROPOSAL: Side and rear single storey extension

SITE AND SURROUNDINGS**DESCRIPTION OF APPLICATION**

This application seeks to construct a side and rear single storey extension.

This proposal will be constructed with similar materials to the host dwelling itself. The walls of the extension are going to be constructed with facing brick which will be the same as the host dwelling, the roof will be felted or potentially a fiberglass flat roof. The windows and doors will be plastic.

The extension will sit 9.46m to the southern boundary and 8.36m to the north. The east elevation of the proposal will be 0.97m to the boundary and the proposal will adjoin to the host dwelling itself at the western boundary.

At the east elevation of the extension the extension will be 9.55m in length and 2.84m in width, there will be a door leading out the side of the extension which will measure 2.11m in length and 0.92m in width. At the southern elevation the length of the extension will be 2.89m and the width of the proposal will be 1.78m. To the north of the proposal which sits at the rear of the host dwelling, the length will be 9.99m with a width of 2.85m. There will be doors at the northern elevation which will lead out to the rear which will be 5.66m in length and 2.07m in width.

REPRESENTATIONS

No objection from Parish Council, however slight concern the proposal would unbalance this pair of semi-detached houses.

No representations from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

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

<u>East Preston Neighbourhood Plan 2014 Policy 1</u>	Housing - General Principles
East Preston Neighbourhood Plan 2014 Policy 2	Design in Character Area One

PLANNING POLICY GUIDANCE:

NPPG	National Planning Practice Guidance
NPPF	National Planning Policy Framework

CONCLUSIONS

PRINCIPLE

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 proposed development seeks to construct a single storey extension projecting from both the side and the rear of the host dwelling.

Due to the siting of the proposed development, it is not considered to result in any significantly harmful impact upon the character of the locality, as a result of its set back nature within the application site. Although the extension sits against the host dwelling at the west elevation and against the neighbour, due to the proposals single storey nature, this is going to have limited impact against neighbouring properties. Furthermore, the modest scale of the extension is considered to allow the proposal to appear subservient to, and well integrated with, the host dwelling. This is further helped by the proposed materials, of which will match the majority of the host dwelling. Therefore, the proposal is considered to

be in accordance with D DM1, D DM4(a) and (b) of the Arun Local Plan.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed development is not considered to result in any significantly harmful overbearing or overshadowing impact upon the occupiers of neighbouring dwellings. This is due to the scale of the proposed development and its single storey nature. Furthermore, the proposal does not introduce any openings above ground floor level, and as such, is not considered to result in a loss of privacy to occupiers of neighbouring 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

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:

- Block plan 20/65/3
- Plans 20/65/2

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 materials and finishes of the external walls and roof of the building hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policies D DM4 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.