

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

REF NO: EP/144/21/HH

LOCATION: 34 Orchard Road
East Preston
BN16 1RB

PROPOSAL: Erection of single storey rear extension following the demolition of existing rear conservatory.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This application seeks to construct a single storey rear extension following the demolition of the existing rear conservatory. The extension is a near 1 for 1, built replacement for the existing rear conservatory with a pitched roof connecting to the existing roof form. The extension measures 3.04m in depth, 4.275m in width and approx. 4m in height at the peak of the roof.
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REPRESENTATIONS

East Preston Parish Council - No Objection.

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

East Preston Neighbourhood Plan 2014 Policy 1	Housing - General Principles
East Preston Neighbourhood Plan 2014 Policy 3	Design in Character Area Two

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13 Arun District Design Guide (SPD) January 2021

CONCLUSIONS**PRINCIPLE**

In this case, the key policies are D DM1 and D DM4 of the Arun Local Plan. Additionally, Policy 1 and 2 of the East Preston Neighbourhood Development Plan and the Arun District Design Guide.

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.

Arun recently adopted a Design Guide which provides detailed guidance that will help raise design standards across the District. Developments should respond to the distinctiveness and characteristics of their surroundings in terms of scale massing and materials, protect the amenities of occupants and neighbours and seek to minimise energy consumption and improve environmental performance.

DESIGN AND VISUAL AMENITY

The proposed extension utilises materials that match the existing. The proposed, connecting roof pitch, is of a lower height than the existing peak ridge height and matches the height of the existing roof ridge on the front projection. Furthermore, the roof ridge line of the proposed rear extension, is in line with the existing ridge line on the front projection. The proposal is a rear extension and so, only a small section of the pitched roof, will be seen from the street at certain angles, if at all. Due to the minimal presence in the street scene, matching materials and appropriate form of the roof, this extension is considered to be visually integrated and have minimal to no impact on the street scene.

The proposal is a near 1 for 1 built replacement for the existing rear conservatory and as such, does not significantly increase the floorspace of the dwelling. The scale and sitting of this proposal is considered appropriate and compliments the original dwelling in terms of design and form.

The proposal is not considered to result in an adverse appearance on the street scene, or result in a harmful impact upon the host dwelling, and as such, is deemed to be in accordance with D DM1, D DM4(a), (b) and (e) of the Arun Local Plan and section M, referring to householder extensions. Extensions should respond to and complement the existing character and appearance of the building and wider townscape in terms of scale, massing. It is considered this is achieved, with the addition

appearing well integrated and sympathetic in design to the host dwelling.

RESIDENTIAL AMENITY

The proposed extension does not have any increase in adverse overlooking impacts on neighbouring properties due to the single storey nature and replacement of an existing rear glass conservatory. The neighbouring property at the eastern boundary (2 Cotswold Way) is a two-storey semi-detached dwelling. This dwelling has rear facing windows on the second storey that can partially overlook, into the garden of 34 Orchard Road. The proposed extension is roughly a 1 for 1 built replacement of the existing conservatory in terms of footprint however, does feature an new built roof. The proposed roof integrates well into the existing roof but is an increase in height of approx. 1.8m due to the existing conservatory having a flat roof. The proximity of the proposal is approx. 1.2m from the western boundary which is the rear garden boundary of 2 Cotswold Way. This is considered a very close proposal but is only approx. 0.2m closer to the boundary than the existing conservatory. The adverse impact by overbearing, caused by the increase in height of the proposed roof is mitigated by the proposed roof being pitched. This mitigates the chance of overshadowing and reduces the effect of overbearing. It is considered the roof height increase of the proposed extension will only have a considerable impact on 2 Cotswold Way by way of altering the visual scene from the rear of the property. The proposal will be within the 45 degree site lines from the rear of 2 Cotswold Way but the property does maintain approx. 8.5m from the rear of the property to the rear boundary. Furthermore, due to the extensions modest scale, visual integration and matching design, it is not considered that this change to the visual scene from the rear garden of 2 Cotswold Way, is grounds for refusal.

Overall, the proposal doesn't have appear to have a significant harmful impact on neighbouring properties.

The porch will not have harmful impacts to the neighbours due to the single storey nature and significant boundary at the south and west. The door looks onto Manor Close and will not cause any harmful overlooking or overbearing impacts.

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 and informatives.

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:

- Proposed Plan 03
- Proposed Elevations, Roof Plan and Section 04

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 **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.