

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

REF NO: EP/148/18/HH

LOCATION: 86 Sea Road
East Preston
BN16 1NP

PROPOSAL: Single storey rear extension and two storey front extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposed development seeks to extend the property, by way of a single storey rear, and two storey front extension.
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REPRESENTATIONS

REPRESENTATIONS RECEIVED:

East Preston Parish Council
Parish Council - No objection.

No representations received from occupiers of adjacent dwellings.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Designation applicable to site:
Within built up area boundary

DEVELOPMENT PLAN POLICES

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
SDSP2	SD SP2 Built-up Area Boundary

East Preston Neighbourhood Plan 2014 Policy 1	Housing - General Principles
East Preston Neighbourhood Plan 2014 Policy 4	Design in Character Area Three

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

PRINCIPLE

The application site is located within the built up area boundary, where the principle of development is acceptable subject to accordance with the relevant development plan policies, as stated in SD SP2 of the Arun Local Plan. In this case, the key policies are deemed to be D DM1 and D DM4 of the Arun Local Plan. Additionally, Policy 4 of the East Preston Neighbourhood Development Plan.

Policy SD SP2 of the Arun Local Plan states that development should be focused within the Built Up Area Boundary, and will be permitted subject to consideration against other policies in the Local 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 4 of the East Preston Neighbourhood Development Plan seeks to ensure that development within Design Area 3 sustains and enhances that historic character of the area, through the use of building materials that harmonise with the existing building. Also, it seeks to preserve boundary walls, and restrict and control the construction of apartment blocks.

DESIGN AND VISUAL AMENITY

The proposed rear extension is not visible from the street scene, as a result of its siting, therefore, it is not considered to have any significantly harmful impact upon the established character, or spatial pattern of the locality. Additionally, as a result of its modest design and scale, it is considered to be a subservient and sympathetic addition to the host dwelling, and resultantly have no significantly harmful impact upon its established character.

The proposed front extension is visible from the street scene, and is considered to be a significant change to the appearance of the host dwelling, however, it is important to note that this change is not necessarily harmful. The front extension is considered to be visually well integrated with the host dwelling, resultant of its design, use of materials and proposed roof slope angle. Therefore, whilst the proposed development is of a significant scale, its design and ridge height allow it to appear as a subservient and sympathetic addition to the host dwelling. Additionally, there are examples of similar development within the locality, like 90 Sea Road, which is considered to allow the proposal to have no significantly detrimental impact upon the established character of the locality.

The proposed development is considered to be in accordance with D DM1, DDM4 (a) and (b) of the Arun Local Plan.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed rear extension is not considered to result in any significantly harmful impact on the neighbouring residential amenities of occupiers of adjacent dwellings. This is due to modest height of the extension, and the 0.95m separation distance to the Northern boundary not being considered to result in any significant overshadowing or overbearing impact on this adjacent occupier.

The proposed front extension is not considered to result in any significant overbearing or overshadowing impact on occupiers of adjacent dwellings. This is because the proposal comes forward of the host

dwelling, therefore any overshadowing would be to the South-Western part of the dwelling to the North, which features no windows to principle habitable rooms. This aspect of the development features a rooflight, which provides views to the North, where on the adjacent dwelling, there is a window serving a principally habitable bedroom. Therefore, it is recommended that a condition be imposed that ensures that the window be obscure glazed and non-opening below 1.7m.

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

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 Block & Roof Plan - 4393/5 - October 2018
- Proposed Floor Plans - 4393/1 - October 2018
- Proposed Elevations - 4393/2 - October 2018

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 development hereby permitted shall match in colour and texture those of the existing dwelling.

Reason: In the interests of amenity in accordance with policy D DM1 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.