

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

REF NO: EP/157/18/HH

LOCATION: 103 Roundstone Drive
East Preston
BN16 1EN

PROPOSAL: Single storey side/rear extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposal is for a ground floor side and rear wraparound extension at a semi detached two storey property. The extension would project 3 metres at the rear and 2.2 metres at the side. It would be set back 1.2 metres from the front elevation and set in 40 cm from the boundary with the adjoining semi detached property at the rear. The eaves height would be 2.3 metres with a lean to pitched roof height of 3.5 metres.
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REPRESENTATIONS

REPRESENTATIONS RECEIVED:

East Preston Parish Council
No objection.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Designation applicable to site:
ADOPTED LOC PLN

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 5	Design in Character Area Four

PLANNING POLICY GUIDANCE:

NPPF National Planning Policy Framework

NPPG National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

EPDS East Preston Village Design Statement

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, Policies 1 & 5 of the East Preston Neighbourhood Development Plan apply.

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, Layout, 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 5 of the East Preston Neighbourhood Development Plan sets out criteria for the design of proposals within Character Area Four. This seeks to prevent high front garden walls and fences and makes provision for access to off street car parking over verges to the front.

DESIGN AND VISUAL AMENITY

The proposal is situated at the side and rear of the host dwelling at ground floor level. It would be visible from the front on Roundstone Lane and there would be more limited views of the proposed 2.4 metre eaves and 3.5 metre lean to ridge above an existing 2 metre close boarded fence (which could be replaced under permitted development rights should it be taken down during the building process) along a public alleyway at the side of the property.

The mass and scale of the proposed extension would be sympathetic to the character of the existing dwelling house and would include the use of materials to match. The proposed extension would be set back 1.2 metres from the front elevation and would be subservient to the main dwelling house.

The proposal to adapt the current property to provide for additional living accommodation for the occupying family is considered to comply with current policy.

The proposed design is considered to have an acceptable visual impact on the host dwelling and would retain the established character of the area and its spatial pattern.

The proposed development is considered to be in accordance with D DM1(2), D DM4(a) and (b) of the Arun Local Plan in terms of design and visual amenity. Additionally, it is deemed to be in accordance with Policy 1 and 5 of the East Preston Neighbourhood Development Plan.

NEIGHBOURING RESIDENTIAL AMENITY

The key issue is the impact of the proposed development at the rear on the neighbouring semi detached property

The proposed development would not have a significant impact on the neighbouring property to the east 101 Roundstone Lane which has a two storey facing side elevation at a distance of 6.0 metres from the side elevation of the proposed extension. There are no windows at first floor level of the facing property and no windows in the proposed single storey side elevation. The impact of the new development would be very limited above the 2 metre boundary fences between the two properties.

At the rear on Worthing Road there is a separation between the houses facing elevations of approximately 40 metres with all properties having deep 20 metre long gardens thus no loss of residential amenity would be caused by the proposed extension in this respect.

The key issue with respect to residential amenity is the impact of the proposed rear 3 metre extension on the rear ground floor window of the adjoining semi detached property at 105 Roundstone Crescent to the west. The centre of the ground floor window at the neighbouring property is 4 metres from the boundary with the proposed extension, which is set in 50 cm and would project only 3 metres from the shared rear elevation. The proposed extension would not intersect a 45 degree line drawn from the centre of the neighbours ground floor habitable room window and complies with the '45 degree rule'. The 45 degree rule is used by the Council to assess the impact on loss of daylight, sunlight and as a result of overbearing impact on neighbouring windows.

The proposed development is deemed to be in accordance with D DM1(3) and D DM4(c) of the Arun Local Plan.

PARKING

The proposed development would not encroach upon any area used for parking of vehicles on the existing property and therefore complies with policy T SP1 of the Arun Local Plan and Policy 1 of the East Preston Neighbourhood 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

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 Floor Plans and Elevations Dwg.no. C918-1A dated Oct. 18
Block Plan Dwg.no. TQ 717 280 received on 25/10/2018

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 host 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 DM1 and 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.