

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

REF NO: EP/157/19/HH

LOCATION: St Briac
South Strand
East Preston
BN16 1NY

PROPOSAL: First floor extension and changes to cladding and finishes.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a first floor extension, and change the cladding, and finishes of the host dwelling.

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

East Preston Parish Council

Parish Council - Objection.

- The Parish object to the proposed materials, in that they would not harmonise with neighbouring properties.
- The Marley Cedral boarding and the coloured render is inappropriate. for the area.

East Preston and Kingston Preservation Society - Objection.

- The use of grey cladding would introduce a materials alien to its surroundings.
- The materials would not harmonise with the area.

Letter from applicant, responding to comments:

- The existing property is 'monochrome', featuring different shades of brown.
- There are properties within the area within similar materials.
- The area is of mixed character.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Designation applicable to site:

Within 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
SDSP2	SD SP2 Built-up Area Boundary

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

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

PRINCIPLE

In this case, the key policies are deemed to be D DM1 and D DM4 of the Arun Local Plan. Additionally, Policies 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 extension is projecting from the Northern elevation of the host dwelling, and as such, there will be few views of the proposal from the public realm. As such, it will have a significantly reduced impact upon the character of the host dwelling, or its locality.

The application seeks to change the materials of the host dwelling, largely relating to its walls. This includes the provision for off-white render and grey cement boarding. Given the presence of these materials within the locality, and the varied mix of building styles and appearances within the area, the proposed materials are not considered to result in any significantly harmful impact upon the character of the host dwelling, or its locality.

The proposed development is not considered to result in any significantly harmful impact upon the character of the host dwelling, or its wider locality, as such, it 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 impact upon the residential amenities of neighbouring dwellings, by way of overshadowing, or overbearing impact. This is due to the acceptable scale and separation distance of the proposal from neighbouring dwellings. It is sited approximately 7.5m from the its Eastern boundary, which is shared with the dwelling to this aspect (although separated by a small stream). This is considered ample distance by which to prevent any unacceptable overshadowing to the dwelling to this aspect.

With regard to potential overlooking, the proposed development is not considered to give rise to any loss of privacy to neighbouring dwellings. Whilst it is noted that the proposal features a window of which looks towards the dwelling to the East, it is considered that due to intervening boundary treatment, and the separation distance, there are not considered to be any views of which harmfully affect the occupants of this neighbouring dwelling. To the North, the boundary of the application site is over 20m away, which is considered to be a significant distance, and as such mitigate any potential for overlooking. To the West, it is noted that there is a window, serving a bathroom, which may give rise to views into first floor windows of the building to the West. As such, a condition will be imposed, ensuring that this window is obscure glazed and non-opening below 1.7m from internal floor level.

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:

- Block Plan - 2510/01/05 - November 2019
- Proposed First Floor Plan - 2510/01/04 - November 2019
- Elevations as Proposed - 2510/01/03 - November 2019

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 window at first floor level in the Western elevation of the building shall at all times be and remain glazed entirely with obscure glass, and be non-opening, below 1.7m from internal floor level.

Reason: In the interests of the amenities of the occupants of nearby properties in accordance with policies 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.