

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

REF NO: EP/15/25/HH

LOCATION: 38 Roundstone Drive
East Preston
BN16 1EP

PROPOSAL: Part single, part two storey rear extension and repositioning of front door.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

RELEVANT SITE HISTORY

EP/99/24/HH	Part single, part two storey rear extension and reposition front door.	Withdrawn 04-12-24
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REPRESENTATIONS

East Preston Parish Council - No objection.

No representations were received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

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)

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
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CONCLUSIONS

DESIGN AND VISUAL AMENITY

The site is a two storey terrace house with an existing large rear dormer and deep rear garden. This application proposes a part two storey and part single storey rear extension, which would not be visible from the street scene. The depth of the single storey extension would measure 4m, and the depth of the two storey element would measure 2.5m. The extension would have flat roofs at ground and first floor levels. Although the extension would not be integrated, it would remain visually subservient to the main dwelling in accordance with policy D DM4 of the Arun Local Plan. Similar two storey extensions with flat roofs are present elsewhere on the street, and the proposed extension would not appear incongruous. The proposed materials would be face brickwork to match the existing, helping the addition to integrate. The alterations to fenestration to facilitate the extension on the rear elevation, and the reposition of the front door will have a minimal impact on the appearance of the dwelling and is acceptable in accordance with policy D DM1 of the Arun Local Plan.

The proposed extension would not have an unacceptable impact on the character and visual amenity of the area in accordance with Arun Local Plan policies D DM1 and D DM4.

NEIGHBOURING RESIDENTIAL AMENITY

The property has attached neighbours to the east and west. The neighbour to the west projects slightly further to the rear than the host dwelling, and the proposed extension would be set in from the western side boundary by approx. 1m. As a result, the two storey element of the extension would extend minimally beyond the rear elevation of this neighbour, and the extension would not intersect a 45 degree line taken from the rear windows of this neighbour. To the east, the extension would extend up to the eastern side boundary. The property to the east is not extended, and its neighbour to the east has an existing large single storey rear extension. The proposed extension would therefore result in some overbearing impacts on this neighbour. However, due to the internal arrangement of the neighbouring dwelling, the proposed extension would not intersect 45 degree lines taken from the windows of habitable rooms. Although there will be some overbearing effects and overshadowing to the rear of this neighbour, the proposed extension would not result in demonstrable harm so as to justify the refusal of planning permission in this regard.

Fenestration is proposed on the rear elevation at ground floor and first floor level. There are existing windows on the rear elevation at ground, first and second storey level, and the proposed windows would not result in overlooking effects. An additional window is proposed on the west elevation on the ground floor. There is already a significant level of intervisibility between gardens and properties in the street, and given the ground floor siting and size of the proposed window, and that the window would be set in 1m from the western side boundary, this window would not result in unacceptable overlooking.

The proposal would not harm the residential amenity of neighbouring properties in accordance with policies D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The development is in accordance 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

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.

CIL DETAILS

This application is not CIL liable.

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:

- Site & Location Plans 01 Rev B
- Proposed Floor Plans 03 Rev B
- Proposed Elevations 04 Rev C

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policy D DM1.

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

Reason: In the interests of amenity in accordance with Arun Local Plan policies D DM1 and D DM4.

4 Based on the information available, this permission is exempt from the requirement to provide a biodiversity gain plan under Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990. The following exemption applies:

This planning permission is for development which is a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Reason: In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as

amended).

- 5 INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). 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.