

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

REF NO: EP/165/21/HH

LOCATION: 12 Tamarisk Way
East Preston
BN16 2TF

PROPOSAL: Single storey rear extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to build a single storey rear extension.

RELEVANT SITE HISTORY

EP/4/15/HH	Proposed extensions & alterations - Resubmission of EP/93/14/HH	ApproveConditionally 27-02-15
EP/93/14/HH	Remodelling of house comprising of the removal of existing pitched roof & introduction of flat roofs together with extensions & alterations	Refused 31-07-14 Appeal: Dismissed 24-10-14
EP/30/93	Rear extension	ApproveConditionally 02-07-93
EP/100/04/	One and two storey extensions and alterations.	ApproveConditionally 20-08-04

REPRESENTATIONS

East Preston Parish Council - No Objection.

No representation received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Built Up Area Boundary
CIL Charging Zone 4

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

<u>East Preston Neighbourhood Plan 2014 Policy 1</u>	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

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
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CONCLUSIONS

PRINCIPLE

The key policies considered are D DM1 and D DM4 of the Arun Local Plan. Part M and general criteria set out in the Arun Design Guide is also considered.

East Preston Parish Council has a 'made' Neighbourhood Development Plan, of which Policies 1 and 2 are relevant and considered.

DESIGN AND VISUAL AMENITY

The proposal is located to the rear of the property and is not visible from the street scene.

The proposal is a single storey infill extension, connecting the rear lobby to the media room, both of which will be extended. The works will include the installation of 4 new doors, 3 of which being doubles, all to the rear elevation. The rear lobby will have a flat roof, matching that of the existing, and have a width of around 2.2m and depth of 2.5m. The new part of the media room will have a width of around 3.8m and depth of 3.23m. It will extend and replace part of the existing rear wall, having a total width of around 8.25m. It will have a lean to roof, which will be a continuation of the existing. The proposal is sympathetic to the design of the host dwelling and will have minimal impact on its visual appearance and character. Being to the rear, the extension retains no distance to the front boundary and poses no risk of disrupting the composition or rhythm of the street scene.

The extension appears subservient to the host dwelling and is well integrated. It will use materials matching that of the existing and have no adverse harm on the visual or design amenity of the property. Policies 1 and 2 of the East Preston Neighbourhood Plan state that the scale, density, massing, height, landscape design, layout and materials of all development proposals, including alterations to existing buildings, should reflect and enhance the architectural and historic character and scale of the surrounding buildings. It states schemes should preserve the street scene and avoid any increases in density that would be harmful to the character of the area. The proposal complies with the Neighbourhood Plan and has no adverse impact on the host dwelling or the surrounding area.

Part M states that extensions should be unobtrusive, not overpower the existing and neighbouring

properties, have an integrated roof form, use materials that match the existing and maintain established building lines. The proposal respects these criteria and is in accord with Part M.

The proposal has minimal impact upon the visual appearance and character of the property and is in accord with D DM1 and D DM4 of the Arun Local Plan. It is additionally in accord with the Policies 1 and 2 of the East Preston Neighbourhood Plan and Part M of the Design Guide.

RESIDENTIAL AMENITY

The extension will be to the rear and will be single storey. It will have a flat roof with a height of 2.65m and a lean to roof with a height of 3.8m, measuring around 2.57m at the eaves. Being an infill extension, it has no direct distance to any side boundaries, only retaining a distance of 28.9m to the rear boundary. The proposal is not considered to be harmful to residential amenity and does not give rise to any overshadowing or overbearing. This is in accord with D DM4 of the Arun Local Plan.

The extension features the installation of four new doors to the rear elevation. Being single storey and retaining a significant distance from the nearest property to the rear, these features give rise to little overlooking, overshadowing or overbearing and are not considered to pose adverse harm to neighbouring amenity.

Part M of the Arun Design Guide states that extensions should not negatively impact, and instead protect, neighbouring amenity in terms of privacy and overshadowing, considering the positioning of neighbouring buildings, and respond to existing elevations through the size and positioning of doors and windows. The proposal is respectful to the privacy of the neighbouring properties and exhibits no features that may negatively impact residential amenity. The proposal is considered to accord with Part M.

The proposal is in accordance with D DM1 and D DM4 of the Arun Local Plan and does not result in unacceptable harm upon neighbouring amenity. It also complies with Part M of the Arun Design Guide.

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.

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:

- Location and Block Plan 213080/07
- Proposed Elevations 213080/06
- Proposed Roof, First and Ground Floor Plans 213080/05, 213080/04, 213080/03
- Existing Elevations 213080/02
- Existing Floor Plans 213080/01

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.