

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

REF NO: EP/166/21/HH

LOCATION: 8 Seawaves Close
East Preston
BN16 1LQ

PROPOSAL: Single storey front extension and single storey rear extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to erect a single storey front and rear extension. The rear extension is 3.5m in depth, 4.25m in width and has a peak height 4m. The front extension is 1.5m in depth, 4.5m in width and has a peak height of 4m.

REPRESENTATIONS

1 Nearby Occupier - Support:

The proposal would improve the amenity of life for the inhabitant and allow for intimate healthcare support in the future. The proposal mimics similar building designs in the locality. Desire to appeal the initial decision for refusal, but following revisions to the scheme, the application is acceptable.

East Preston Parish Council - Objection:

The committee was concerned the proposal for the development at the front of the building would alter the streetscene of a road which has remained pretty much as it was constructed. The committee was concerned this proposal would be forward of the existing building line for the close. These reasons could make the proposal contrary to Arun Local Plan policies D DM1 and D DM4 and East Preston Neighbourhood Plan Policy 3. For these reasons this council asks Arun District Council to consider refusal for this Application.

OFFICER COMMENTS

Following revisions to the proposal, the front projection was reduced to 1.5m in order to address these concerns.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Designation applicable to site:

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)

<u>East Preston Neighbourhood Plan 2014 Policy 1</u>	Housing - General Principles
East Preston Neighbourhood Plan 2014 Policy 3	Design in Character Area Two

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**

In this case, the key policies are D DM1 and D DM4 of the Arun Local Plan and Policy 1 and 3 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. The design of both components in this proposal matches the existing design of the host dwelling and nearby dwellings, fitting in with the existing character of the area.

Policy 3 of the East Preston Neighbourhood Development Plan sets out the criteria for development within Character Area Two. These ensure that proposals maintain a low building height with no development proposal of more than 1.5 storeys and ensure the roof height is not increased and the basic form of the roof is not altered. In this instance the area is characterised by low height bungalows, the proposal does not exceed the existing height of the dwelling and integrates well into the roof form and design. This proposal is compliant with Policy 3 of the East Preston Neighbourhood Development Plan.

Section M of the Arun Design Guide relates to residential extensions, setting out criteria to which the proposed extensions should meet. These predominantly seek to ensure that the proposal appropriately relates to the host dwelling and the area.

DESIGN AND VISUAL AMENITY

The dwelling is a detached bungalow of moderate scale. The proposal is for a front and rear single storey extension. The rear extension projects 3.5m to the rear and extends 4.25m across the rear from the

north elevation. The rear component is appropriate in scale, visually subservient to the dwelling and integrates well into the built form by incorporating a matching roof design and materials. There are no views of the rear component of this proposal from the street and it has no negative impacts on the street scene.

The front component is visually subservient to the dwelling. The front extension projects 1.5m to the front of the property and extends 4.5m in width across the front elevation from the south elevation. The front extension is appropriate in scale and includes an integrated, matching roof design and matching materials to those found on the dwelling. The front extension does project forward of the established building line for the eastern side of Seawaves Close however, the forward projection is 1.5m which is compliant with the limit set out by Section M of the Arun Design Guide for front extensions. The design of the front extension is sympathetic to the dwelling and in character with its locality, being similar to other forward projections found in the area. The front component of this proposal is appropriate within its locality and does not give rise to significant harm on the street scene.

The original forward projection of this proposal was 2.5m which was considered to disrupt the established building line substantially and as such was not in accordance relevant development plan policies. This was noted by East Preston Parish Council in their representation letter. Following revisions to the front projection depth, the projection does not give rise to significant adverse impacts on the street scene or the established building line.

The proposal is compliant with relevant development policies D DM1(1),(2), D DM4(a),(b) of the Arun Local Plan and Section M of the Arun Design Guide.

NEIGHBOURING RESIDENTIAL AMENITY

The rear component does not exceed neighbouring rear building lines and does not intersect any 60 degree neighbouring sightlines. The proposal is single storey with a peak height of 4m with eaves at a height of 2.4m. The rear extension is separated from the northern boundary by approx. 2.58m and as such the rear component does not give rise to any significant adverse impacts by way of overbearing or overshadowing. The rear component includes rear facing windows and south (side facing) glass doors, these viewpoints do not give rise to adverse impacts by way of overlooking due to being single storey in nature and retaining sufficient rear garden space from their respective boundaries.

The front component maintains a gable roof design as seen at the front of the dwelling with an identical pitch and lines up with the eaves of the southern side of the front elevation. This front extension is well integrated and single storey in nature. There is sufficient retention of the front garden amenity space at approx. 6.8m of depth, approx. 1.74m to the southern site boundary and approx. 6.15m to the northern site boundary. There is a forward facing window incorporated into this front extension however, it is a repositioning of an existing viewpoint by 1.5m to the front of the site and overlooks the street. This component is appropriate in scale and does not give rise to adverse impacts by way of overbearing, overshadowing or overlooking.

The proposal is compliant with development plan policies D DM1(3) & D DM4(c) of the Arun Local Plan.

CONCLUSIONS

Following the agreement of revisions to the original proposal, the application is compliant with relevant development plan policies D DM1 & D DM4 of the Arun Local Plan and Section M of the Arun Design Guide and the East Preston Neighbourhood Plan.

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 positive 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:

- 1327.01.a Existing and Proposed A1

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 identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.