

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

REF NO: EP/168/18/HH

LOCATION: 18 Normandy Drive
East Preston
BN16 1LU

PROPOSAL: Single storey rear extension and raising of roof to existing garage including part conversion to kitchen

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a single storey rear extension, and alter the roof of the existing garage.
----------------------------	---

RELEVANT SITE HISTORY

EP/99/18/PDH	Notification under extended permitted development rights	Prior Approv not req
	for a single storey extension from the rear wall by 6.3m	20-08-18
	with a maximum height of 3.6m & an eaves height of 2.7m	

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

East Preston Parish Council
Parish Council - No objection.

No representations received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Designation applicable to site:
Within built up area boundary

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 3](#)

Design in Character Area Two

PLANNING POLICY GUIDANCE:

NPPF National Planning Policy Framework

NPPG National Planning Practice Guidance

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, Policy 3 of the East Preston Neighbourhood Development Plan.

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, 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 3 of the East Preston Neighbourhood Development Plan sets out criteria for the design of proposals within Character Area Two. These are to ensure that a consistent low building height is protected, with no more than 1.5 storeys. Additionally, it ensures that where new rooms are to be created in a roof space, the height, or basic form of the roof will not be altered.

DESIGN AND VISUAL AMENITY

Resultant of its siting, there are few views of the proposed rear development visible from the street scene and therefore, it is not considered that the development would give rise to any significantly adverse impact on the character of the locality or the established spatial pattern of the area. Whilst significant in scale, as the application constitutes a 7.4m extension at ridge height level to the North, the proposed development allows the host dwelling to retain its appearance as a detached bungalow. The development would remain in character with the wider locality, owing to the varied character of the area, and the design of the proposal allowing the host dwelling to retain its currently established character.

The proposed extension to the garage will be visible from the street scene. However, it is considered that as a result of its modest design, and scale, it will not have an unacceptably adverse impact upon the character of the street scene, or the wider locality.

Whilst it is noted that due to the scale of the rear roof development, the proposal is not subservient to the host dwelling, it is considered that resultant of its design, it appears well integrated and sympathetic in appearance in relation to the residential plot. Therefore, whilst it is noted that the proposal conflicts with D DM4(b), it is in accordance with D DM4(a & e) and D DM1(1 & 2) of the Arun Local Plan. Additionally, Policy 3 of the East Preston Neighbourhood Development Plan.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed development is not considered to result in any acceptable overshadowing or overbearing at neighbouring dwellings to the East or West of the host dwelling. This is predominantly as a result of the aspect of the dwelling causing any potential overshadowing to be retained within the site itself, to the North of the host dwelling. Whilst the rear extension features windows, these are rooflights serving a void above the living room of the host dwelling, and therefore, it is not considered that they would result in any significant loss of privacy to occupiers of adjacent dwellings. There are new openings on the rear (Northern) elevation of the extension, however, these are at ground floor level, and therefore provide no views that are currently unavailable from the garden of the host dwelling.

The proposed alterations to the garage are not considered to result in any significant overbearing or overshadowing impact as a result of the scale and design of the development, and its aspect.

Therefore, the proposed development is deemed 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:

- Location and Block Plan - ND.BLO.LOC.001
- Existing & Proposed Elevations & Plans - ND.PLANNING.EXT.001 - November 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 development hereby permitted shall match in colour and texture those of the existing dwelling.

Reason: In the interests of amenity in accordance with policy 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.