

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

REF NO: EP/173/18/HH

LOCATION: 27 Vermont Way
East Preston
BN16 1JX

PROPOSAL: Front and rear single storey extensions

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The applications seeks to construct single storey extensions to the front and rear of the host dwelling.

RELEVANT SITE HISTORY

PAA/92/18/	Front & rear extension to dwelling	Approve Pre App 18-09-18
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REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

East Preston Parish Council
Parish Council - No objection.

2 letters of objection:

- There will be less parking in the front garden of the host dwelling.
- If more cars are parked on the road, there will be more congestion.
- The building line being moved forward will establish a precedent in the area.

OFFICERS COMMENTS ON REPRESENTATIONS:

It is noted that there will be a loss of space in the front garden for cars, however, it is considered that there remains room for off street parking. Planning applications are determined on their own merits, and therefore, it is not considered that a precedent would be set as a result of this application.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Designation applicable to site:
Within built up area boundary

DEVELOPMENT PLAN POLICESArun 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 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, Policies 1 & 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 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 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

Due to its location, the proposed front extension is visible from the street scene. However, as a result of its design and modest scale, it is not considered to give rise to any unacceptable adverse impact on the character of the locality or the established pattern of the area. The area is populated by predominantly bungalows, however, these dwellings are varied with regard to their layout, and siting within their respective residential plots. The maximum height of this porch is meets the existing ridge height of the host dwelling. Therefore, whilst the proposed development is not considered to appear subservient to the

host dwelling, it is considered to be well integrated with the host dwelling, and therefore allows it to retain its character as a detached bungalow.

The rear element of the proposed development is not visible from the street scene, and therefore, it is not considered to have any unacceptably adverse impact on the character of the locality, or the established pattern of the area. The proposed development is not considered to be a subservient addition to the host dwelling, as it continues the ridge height from the rear projection, although, resultant of this same feature, and matching materials, the proposed development is considered to appear as a well integrated addition to the host dwelling.

Therefore, whilst the proposed development is not considered to be in accordance with D DM4(b) of the Arun Local Plan, it is deemed that the proposed development is a well integrated addition to the host dwelling, in accordance with D DM4(a), which allows accordance with D DM1(1) and (2) of the Arun Local Plan.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed development is not considered to have any significant impact on the residential amenities of neighbouring dwellings. This is as a result of its modest scale, and separation distance from said dwellings. Therefore, the application 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:

- Proposed front and rear extensions - AR-133-02 - Nov 2018
- Proposed front and rear extensions - AR-133-03 - Nov 2018
- Proposed front and rear extensions - AR-133-04 - Nov 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.