

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

REF NO: EP/174/18/HH

LOCATION: 27 Myrtle Grove
East Preston
BN16 2SW

PROPOSAL: Single storey front/rear extension, single storey rear extension, single storey side extension, first floor side extension and canopy to rear

SITE AND SURROUNDINGS**DESCRIPTION OF APPLICATION**

The application seeks to extend and alter the host dwelling, this includes a first and ground floor side extension, a single storey front extension, a rear canopy and alterations to the existing garage.

RELEVANT SITE HISTORY

EP/5/05/ Extensions & alterations

ApproveConditionally
25-02-05

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

East Preston Parish Council
Parish Council - No objection.

1 Letter of no objection from occupier to the North:
- The plans would affect the views from the existing sunroom and southern facing bedroom.

OFFICERS COMMENTS:

It is noted that the representation was on the basis that if a prospective application were approved at the objectors dwelling, however, this cannot be considered at this stage.

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 1	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

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 & 2 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 2 of the East Preston Neighbourhood Development Plan sets out the criteria for development within Character Area One. These ensure that proposals preserve the character of the street scene, and resist any increases in density that would alter this character. It also seeks to avoid apartment block development, and protect the view from the beach.

DESIGN AND VISUAL AMENITY

Due to the nature of the application, its features will be addressed in this report as to the aspect of the development they affect.

The development to the North seeks to construct a side extension with both a single storey, and two storey (first floor) element. The proposed first floor element of this proposal is not considered to be a subservient addition to the host dwelling as a result of the ridge height matching that of the host dwelling.

However, it is considered that its design, and the proposed materials, to match the host dwelling, allow it to appear well integrated with the host dwelling. Whilst it is noted that this element will be readily visible within the street scene, a first floor separation distance of 5m is maintained to the dwelling to the North, which is considered acceptable, and allows the proposed development to have no significantly detrimental impact upon the character, or spatial pattern of the area. The single storey aspect of the development, which forms a rear sunroom, is not visible within the street scene, and therefore has no significant impact upon the spatial pattern, or character of the locality.

The Eastern element of the development is a canopy, which is sited between the proposed sunroom to the North, and garage to the South. It is not visible within the street scene, and regardless, its modest scale and light construction allow it to be considered as an acceptable addition to the host dwelling, as it has no significantly harmful impact upon the character of the host dwelling, or the locality.

The Western element of the proposal, due to its siting, is visible from the street scene. Whilst the proposal is considered to compromise a change to the appearance of the host dwelling, it is not considered to have a significantly detrimental impact on the character of the host dwelling. This is as a result of its modest scale allowing the proposal to not appear as a prominent and obtrusive feature. Additionally, due to its configuration, the proposal does not extend beyond the current Westernmost projection of the host dwelling, resultant of this, and its design, the proposed development is considered to appear well integrated with, and subservient to the host dwelling. This is considered to allow this element of the proposal to have no significant impact upon the character of the locality, or the host dwelling.

The Southern element of the proposal is considered to be an acceptable alteration to the host dwelling. The design merit of a pitched roof is considered to appear as a more attractive feature within the street scene, as opposed to the existing flat roofed garage.

Some elements of the proposal conflict with D DM4(b) of the Arun Local Plan, in that they do not appear subservient. However, the proposed development is considered to be in accordance with D DM1 parts (1) and (2), and D DM4 parts (a) and (e) of the Arun Local Plan.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed development is not considered to have any significantly harmful impact on occupiers of neighbouring dwellings, by way of overshadowing, or overbearing. This is primarily as a result of the separation distance from the development, to adjacent dwellings. The proposed first floor extension is sited approximately 5m from the dwelling to the North, and is not considered to cause any significant loss of light to any principal rooms at #25 Myrtle Grove. The proposed alterations to the roof of the garage result in a 1.3m height increase, causing the garage to reach a maximum height of 3.8m. However, the eaves height only increases by 0.2m, which is not considered to result in any significant impact on the residential amenities of the adjacent neighbour to the South. Additionally, the proposal features no windows on its Northern or Southern elevations that cause any significant overlooking into adjacent properties.

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 Ground & First Floor Extensions - AR-131-03 - Nov. 2018
- Proposed Ground & First Floor Extensions - AR-131-02 - 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.