

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

REF NO: EP/177/18/HH

LOCATION: 35 North Lane
East Preston
BN16 1BX

PROPOSAL: Part two storey part single storey side extension and first floor rear dormer

SITE AND SURROUNDINGS**DESCRIPTION OF APPLICATION**

The proposal is to demolish an existing conservatory at the side of the existing dwellinghouse and construct a part two storey, part single storey extension replicating the eaves, roof shape and ridge height of the existing dwellinghouse on this side elevation and a doubling the size of the property.

The property is located on a corner plot which has a main frontage on North Lane and a secondary frontage onto Somerset Road toward which the extension projects. An undesignated room which would appear to be for storage in the roof illuminated by rooflights is proposed at second storey level.

The property is currently a 2 bedroom dwelling and would become a 3 bedroom dwelling with additional living room at ground floor level.

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

East Preston Parish Council
No objections.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
ADOPTED LOC PLN
CLASS C ROAD

DEVELOPMENT PLAN POLICES

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
TSP1	T SP1 Transport and Development

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

EPDS	East Preston Village Design Statement
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CONCLUSIONS

The application site is located within an urban area and is considered acceptable in principle in accordance with policy SD SP1 - Built Up Area Boundaries of the Arun District Local Plan subject to accordance with other relevant policies within the Local Development Plan which includes policy D DM1 - Aspects of form and design quality, policy D DM 4 - Extension and alterations to existing buildings and T SP1 - Transport and development of the Arun Local Plan and Policy 1 - Housing - General Principles and Policy 5 - Design in development in character area four of the East Preston Neighbourhood Plan. The key issues are design, residential amenity and car parking.

DESIGN

The proposed development would be sympathetic with the host semi detached property and surrounding buildings in that it would be constructed of materials to match the existing dwelling, it would have similar buildings lines to neighbouring properties on the front (North Lane) and side (Somerset Road) elevations, it would replicate the existing chalet bungalow style with box dormer and it incorporate a Sussex hipped roof on the side elevation mirroring the neighbouring semi and facing properties on Somerset Road which have similar Sussex hipped roofs.

The proposal would not be subservient to the existing dwellinghouse as it would double the size of it however it is considered that the scale of the enlarged property would not be out of character with other two storey residential buildings to the south, east and west of the property such that the spatial character and design of the surrounding area would not be harmed as a result.

The visual impact of the proposed two storey extension would be mitigated by the 2 metre fence and significant landscaping above which shrouds the north side elevation from public view on Somerset Road to the north and east and North Lane to the north west

In summary the proposed development is not considered to comply with policy D DM4 c as it is not subservient to the existing dwelling however it is considered to comply with all other aspects of policy D DM1 & DM4 of the Arun Local Plan and policies 1 & 5 of the East Preston Neighbourhood Plan and as the proposal would not cause any actual harm to the visual amenity of the area it is considered that the policy conflict is acceptable and overall it is acceptable with respect to design.

RESIDENTIAL AMENITY

The proposed dwelling would not be extending any further forward or backward from its front and rear building lines and therefore would not have any impact on the neighbouring semi detached property 35a North Lane.

The side elevation would be extended by 3.7 metres toward the side boundary at two storey level however the distance between the side elevation and the properties opposite on Somerset Road would be in excess of 23 metres and therefore there would not be considered to be any significant adverse effect on overlooking, overbearing impact or loss of light to those properties.

The bungalow properties on the south side of Somerset Road have a side elevation 12 metres from the existing rear elevation of 35 North Lane with the applicant's garage and driveway in between.

There are no primary habitable room windows on the side elevation of The Haven the closest dwelling to the applicant's dwelling in this direction. The new extension windows would not have a significant impact on overlooking toward the rear garden of The Haven over and above the impact of the existing rear elevation windows at first floor. The property would suffer a loss of light in the afternoon at the front on Somerset Road as a result of the proposed two storey extension however given the general southerly aspect of the property compared with the applicant's this is not considered to be an overruling concern.

The room in the roof would only have velux window facing toward the front of the property across the main road North Lane to properties in excess of 30 metres away such that a significant loss of residential amenity would not result.

The proposal is not considered to give rise to any significant adverse impacts on residential amenity and is considered to accord with policy D DM1 and D DM4 of the Arun Local Plan.

PARKING

Policy T SP1 seeks to ensure that appropriate levels of parking in line with West Sussex County Council guidance on parking provision.

The proposed house would be increased from a 2 bedroomed house to a 3 bedroomed house however the garaging and driveway which provides for off street parking of two cars will be retained as part of the scheme and this level of parking complies with the West Sussex Parking Demand Calculator. The proposal is therefore considered to comply with policy T SP1 of the Arun Local Plan and policy 1 of the the East Preston Neighbourhood Plan.

The proposal for a two storey side extension is considered to acceptable with respect to the local development Plan and 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

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 Elevation, Floor Plan and Block Plan Dwg.no. 18087/02R2 Rev 2 dated 21/12/2018

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 and D DM4 of the Arun Local Plan.

- 3 The materials and finishes of the external walls and roofs of the buildings hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policies D DM1 and D DM4 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.