

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

REF NO: EP/18/19/HH

LOCATION: 21 Warren Crescent
East Preston
BN16 1BH

PROPOSAL: Single storey rear extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks planning permission for a single storey rear extension.
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REPRESENTATIONS

REPRESENTATIONS RECEIVED:

East Preston Parish Council

East Preston Parish Council: No objection received from East Preston Parish Council.

No representations received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
- Within the built up area boundary.

DEVELOPMENT PLAN POLICES

[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)
DSP1	D SP1 Design
SDSP2	SD SP2 Built-up Area Boundary

[East Preston Neighbourhood Plan 2014 Policy 1](#) Housing - General Principles

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

PRINCIPLE

The proposed development is situated within the Built up area boundary where the principle of development is acceptable subject to accordance with relevant plan policies. As stated in SD SP2 they key policies considered are D DM1 and D DM4 of the Arun Local Plan. Additionally, the criteria within the Aldwick Parish Design Statement.

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 extension 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 locality.

Policy SD SP2 of the Arun Local Plan states that development should be focussed within the Built up area boundary and will be permitted subject to consideration against other policies in the Local Plan.

Policy DSP1 of the Arun Local Plan sets out that all development proposals should seek to make efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping, density, mix, massing, character, materials, finish and architectural details.

Policy 1 of the East Preston Neighbourhood Plan states that development proposals will be supported provided the scale, density, massing, height, landscape design, layout and materials of all development proposals, including alterations to existing buildings, reflect and enhance the architectural and historic character and scale of the surrounding buildings.

There appears to be no recent relevant history relating to this site.

The site is occupied by a semi-detached bungalow. There is a single storey flat roof extension to the rear. There is a detached flat roof garage set back from the dwelling on the western boundary.

DESIGN AND VISUAL AMENITY

The application seeks planning permission for the construction of a single storey extension to the rear of the existing dwelling. The proposed extension given its location will have a limited presence within the street scene from the Southern boundary, however, it is considered to appear well integrated with the host dwelling.

The proposed rear extension will measure approximately 4.8m in length, 8.1m in width and be built to a height of 3.1m. There is already an existing extension at the rear of the dwelling and that will be incorporated within the measurements provided for the proposed extension. The existing extension currently measures 3m in length, the proposed extension measures 4.8m in length, therefore the increase will be 1.8m.

Given the location of the proposed extension is at the rear of the existing dwelling it is not considered to have a detrimental impact on the character of the host dwelling or the street scene. The surrounding properties are of a similar design and style and numerous of the neighbouring properties have rear extensions and therefore this proposal will not appear out of character with the locality.

The proposed extension is considered to appear subservient to the host dwelling and would not result in

an unacceptably adverse impact on the spatial pattern or character of the host dwelling or the wider locality and would therefore accord with D DM1 and D DM4 of the Arun Local Plan and Policy 1 of the East Preston Neighbourhood Plan.

NEIGHBOURHOOD RESIDENTIAL AMENITY

The proposed rear extension will be located approximately 0.1m from the Western boundary, 2.6m from the Eastern boundary and 13.4m from the Northern boundary. The proposed extension will link the existing dwelling to the existing detached garage, the link will be formed with a proposed door on the Eastern boundary, there are no other proposed windows or doors on the Eastern boundary. The proposed extension will also feature 1No. window and a set of double doors with 2No. windows either side of the doors on the Northern boundary. Given the distance double doors and windows and the Northern boundary of the site is approximately 13.4m and will overlook the rear garden at ground floor level, they will not give rise to any additional overlooking or loss of privacy to the neighbouring properties. No windows have been incorporated on the Western elevation of the proposed extension to further mitigate any potential impact upon neighbouring properties.

The proposed extension will be located immediately adjacent to the western boundary of the site. The Council have adopted a '45-degree rule' as a tool to balance the interest of those persons wishing to extend their properties and their neighbours by ensuring that extensions do not seriously impact upon neighbour's outlook or daylight.

In this instance the mid-point has been taken from the neighbour's window nearest to the shared Western boundary and the proposed extension would likely not accord with this rule. However, given the eaves height of the proposal would be approximately 2.5m, with the roof sloping away from the boundary it is considered that the proposed development will not result in unacceptably adverse impacts upon the residential amenity of 19 Warren Crescent.

The rear garden of the dwelling house lies adjacent to a railway line, if the proposed development falls within 10m of the railway there would be a requirement to consult with National Rail, however having measured from the drawings submitted there is a proposed distance of approximately 13.4m from the development to the Northern boundary and therefore is deemed that this consultation is therefore not required.

Given the design and location of the rear extension it is not considered to give rise to adverse impacts in terms of overlooking, overshadowing or overbearing and is therefore deemed to accord with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord with the relevant development plan policies and as such is recommended for approval subject to the following conditions and informatives.

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 Block plan and Proposed roof plan 4411/4, Existing and Proposed Floor Plan 4411/1, Existing and Proposed elevations 4411/2 and Sections 4411/3.

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 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.