

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

REF NO: EP/22/20/HH

LOCATION: Mariners House
South Strand
East Preston
BN16 1NY

PROPOSAL: Single storey front extension and porch to front.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION Single storey front extensions and porch to front

RELEVANT SITE HISTORY

EP/154/18/HH	Front entrance porch extension	ApproveConditionally 11-12-18
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EP/49/12/	Demolition of existing single storey rear extension and the erection of single storey rear orangery style extension	ApproveConditionally 20-06-12
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REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

East Preston Parish Council

Support fully the objections to the Application submitted by the Angmering-on-Sea Estate Residents Association.

Angmering on Sea Estate Residents Association:

Concerned about the amount that the car that parks on the driveway will overhang greatly on the verge owned by the Estate. There concern is that is will cause risk to pedestrians and will 'force pedestrians further into the road'.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:

Built up Area Boundary

DEVELOPMENT PLAN POLICIES

Arun Local Plan 2011 - 2031:

DSP1	D SP1 Design
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
DDM1	D DM1 Aspects of form and design quality

<u>East Preston Neighbourhood Plan 2014 Policy 1</u>	Housing - General Principles
East Preston Neighbourhood Plan 2014 Policy 2	Design in Character Area One

PLANNING POLICY GUIDANCE:

NPPDG	National Design Guide
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

In this case, the key policies are D DM1 and D DM4 of the Arun Local Plan. Additionally, Policy 1 and 2 of the East Preston Neighbourhood Development 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

The proposed development is considered to result in a change in appearance to the host dwelling. However, this change is not necessarily considered to be harmful to the host dwelling. The front extension will be symmetrical, and sympathetic to the host dwelling.

The application is considered to be in accordance with D DM1, D DM4(a) and (b) of the Arun Local Plan.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed development is not considered to result in any significantly harmful impact upon the residential amenities of neighbouring dwellings, by way of overshadowing or overbearing impact. This is predominantly due to the modest scale of the proposed extensions, being only 1.5m in length and their

separation distance from neighbouring dwellings. With regard to loss of privacy, due to the single storey nature of the proposed extensions, they are not considered to provide any views that are currently unavailable from the host dwelling.

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

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:

Existing Elevations 4463/2
Proposed Elevations 4463/1
Floor Plans 4463/3
Sections 4463/4

Location Plan 4463/5

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 D DM4 of the Arun Local Plan.

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

Reason: In the interests of amenity in accordance with policies DDM1 and DDM4 of the Arun Local Plan.