

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

REF NO: EP/22/26/HH

LOCATION: 73 The Ridings
East Preston
BN16 2TW

PROPOSAL: Erection of a single storey extension on the rear elevation.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

East Preston Parish Council - No objection.

No representations received from nearby occupiers.

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

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

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
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CONCLUSIONS

DESIGN AND VISUAL AMENITY

The site includes a detached two storey dwelling. The proposal is for a single storey, conservatory style extension at the rear.

The conservatory would be 4.5m in width, with a maximum depth of 4.2m beyond the rear wall. This would exceed Arun Design Guide (ADG) guidance in terms of depth (which advises a maximum of 3.3m), but given the existing stepped rear elevation and resultant, policy compliant rear garden depth, this would not result in harm to visual amenity.

At a height of 3.2m, the conservatory would be set down from the ridge height of the existing rear projection by 1.4m, but would have an eaves height similar to that of the dwelling, ensuring the conservatory appears as a logical extension while remaining subservient.

Typical of most conservatories, full length glazing would span across the south and west elevations, with double doors providing access into the garden on the west elevation. The glazing would be a welcome addition, considering the established open, spacious character of the locality.

Conservatory style extensions are very common along The Ridings, of varying size and design; the proposal would be in keeping with the character of the area, resulting in no harm to design or visual amenity, in accordance with Arun Local Plan (ALP) policies D DM1 and D DM4.

NEIGHBOURING RESIDENTIAL AMENITY

The extension would be set in line with the eastern flank of the dwelling, extending only 2m beyond the flank elevation. The bulk of the neighbouring dwelling, 71 The Ridings, is set approximately 4.5m away from the eastern flank elevation, with an attached garage set in from the site boundary by approximately 1m. Considering the apparent use of the garage, distance from the extension to the bulk of the neighbouring dwelling and high level boundary treatment, the proposal would not result in undue harm in regard to overbearing or overshadowing.

The conservatory would offer views of the rear garden only; these views could be achieved from the existing fenestration arrangement, or from the rear garden itself, therefore resulting in no harm to residential amenity by way of overlooking.

The proposal is in accordance with Arun Local Plan policies D DM1 and D DM4 in regard to neighbouring residential amenity.

SUMMARY

The proposal is in accordance with relevant development plan policies and 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

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.

CIL DETAILS

This application is not CIL liable.

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:

Location Plan
Proposed Site Plan
Existing and Proposed Ground Floor Plans A 003 1
Proposed Elevations A002 1

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

- 3 Based on the information available, this permission is exempt from the requirement to provide a biodiversity gain plan under Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990. The following exemption applies:

This planning permission is for development which is a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Reason: In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).

- 4 **INFORMATIVE:** Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). 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 NPPF.