

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

REF NO: EP/25/19/HH

LOCATION: 12 Westfield Avenue
East Preston
BN16 1PH

PROPOSAL: Construction of single storey rear extension; extension of first floor roof space; internal re-ordering; replacement of garage roof; replacement of pitched roof covering; new porch and side canopy; elevational alterations and associated works

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to remodel the host dwelling by way of a rear single storey infill extension, roof extension, the replacement of the garage roof and pitched roof, a new porch and side canopy, and various other elevational alterations.
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RELEVANT SITE HISTORY

EP/118/90	Conservatory	ApproveConditionally 07-01-91
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REPRESENTATIONS

REPRESENTATIONS RECEIVED:

East Preston Parish Council

Parish Council - Objection

- The proposed dormer on the Western elevation is high on the roofline, would potentially look better further down.
- The choice of blue/black cement slates is not in keeping with other properties on Westfield Avenue.

East Preston & Kingston Preservation Society - Objection

- The Western dormer window is excessively high, which cause it to not appear subservient to the roof as a whole.
- The proposed roof slates would appear out of keeping with the area.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:

Within 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
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 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

As the proposed infill extension is sited at the rear of the property, the extension is not visible from the street scene of Westfield Avenue. Therefore, the proposed rear extension is not considered to give rise to any significant impact upon the character, or spatial pattern of the locality. Additionally, as a result of

its design and proposed materials, it is considered to resonate with the appearance of the host dwelling.

The proposed roof extension is visible within the street scene, as it continues the Southern projection of the existing roof. Whilst this does reduce the first floor spatial gap between the host dwelling and its neighbour to the South, as a result of an inconsistent spatial pattern in the area, this change is not considered to have any significantly harmful impact on the character of the locality. The construction of a front dormer on this roof slope, whilst it is noted that it meets the ridge height of the host dwelling, is still considered to be a subservient addition to the host dwelling, as a result of its modest scale. The locality is populated by dwellings of a mixed character, scale and appearance, and there are examples of front dormers within this locality. The flat roof of the proposal meets the ridge height of the host dwelling, which then meets the maximum height of the rear dormer, this is considered to allow the proposed front dormer to appear well integrated with the host dwelling, especially given the proposed materials of the dormers is the same boarding as features in other locations on the proposed development. The mixed character of the area is also considered to allow the proposed roof materials not appear as a dominant feature within the locality, especially as similar materials feature on the property opposite the host dwelling.

The proposed change of roof to the front garage also creates a canopy to the Southern elevation of said garage. The roof change is considered to be acceptable, and allows the garage to greater resonate and appear subservient to the host dwelling. The open appearance of the proposed canopy adds to this, as with the addition of the oak posts, it is considered to have design merit. Additionally, the proposed flat roof of the garage meets the same height as the proposed front porch, which is considered to be a subservient addition to the host dwelling. Additionally, the proposed porch is not considered to have any significantly harmful impact upon the character of the area, as a result of its modest scale and presence within the street scene.

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 application is not considered to give rise to any significant overbearing or overshadowing impact upon the occupiers of neighbouring dwellings. This is as a result of the aspect and separation distance to neighbouring dwellings. The proposed development does create new openings, however, these are mostly at ground floor level, and therefore do not provide any views that are currently unavailable from the garden of the host dwelling. The proposed first floor dormer only provides views towards the street scene, and the changes to the rear dormer to not result in any change to the views available. Therefore, the proposed development 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:
 - Location and Block Plan - 18126 - 02.01 - February 2019
 - Proposed Floor Plans - 18126 - 02.02 - February 2019
 - Proposed Elevations - 18126 - 02.03 - February 2019
 - Proposed Roof and Section - 18126 - 02.04 - February 2019 - Rev. A
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.