

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

REF NO: EP/25/21/HH

LOCATION: Netherby
59A Sea Lane
East Preston
BN16 1ND

PROPOSAL: Erection of front and rear extensions, garage conversion and revised internal layout.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to erect a front two storey extension with dormer window, rear single storey extension and garage conversion into a two storey extension and revised internal layout.

RELEVANT SITE HISTORY

EP/132/04/	Rear two storey extension to existing dwelling house. New first floor window to north elevation of the existing property.	ApproveConditionally 05-11-04
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REPRESENTATIONS

East Preston Parish Council - No Objection.

2 letters of objection received from nearby occupiers (both from same representative):

- the rear single storey extension is considered acceptable
- concerns over size of front extension leading to overdevelopment
- loss of light
- loss of privacy due to the front window
- loss of parking space
- considers the development does not comply with policies D DM2 and D DM4 of the Local Plan

These comments are dealt with below.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Built-Up Area Boundary

DEVELOPMENT PLAN POLICIES

[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

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

PLANNING POLICY GUIDANCE:

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

CONCLUSIONS

PRINCIPLE

The development is in the built-up area boundary where the principle of development is acceptable subject to accordance with relevant development plan policies. The key policies are D DM1 and D DM4 of the Arun Local Plan.

East Preston has a made Neighbourhood Development Plan and Policy 1 is of significance to this application.

DESIGN AND VISUAL AMENITY

The dwelling is a detached two storey dwelling to the east of Sea Lane, East Preston. There is garden to rear (east) and driveway area to front (west). There is an attached garage to west elevation that forms the principal west side elevation and an attached rear conservatory (to be demolished). The dwelling is set back from Sea Lane by around 4.7m. Neighbouring properties are 59 Sea Lane to north and 61 Sea Lane to south. There is 21.15m gap remaining to eastern boundary with 5 Normandy Lane and 1 Normandy Lane set further back. The area is residential in character and contains properties of a mixture of designs including two storey dwellings and single storey bungalows.

The proposals are for a front two storey and rear single storey extension, garage conversion and revised internal layout.

The two storey front extension will be to the north west corner of property and partly infill the north side elevation and west side elevation so it will be positioned just behind the main principal front elevation of garage to front (west) side of property.

Due to the siting of the extension it will be highly visible from street scene however the pitched roof design integrates with the existing property design and does not adversely impact character of area due to proposal set back from Sea Lane by around 4.7m so complies with policy D DM1 and D DM4 of the Arun Local Plan.

The proposal has a width of approximately 6.01m and depth of approximately 3.03m. The height to pitched roof will be approximately 6.0m. The pitched roof contains a dormer facing west. There will be a new front door and single window on the west elevation facing driveway. The double window on north elevation of main dwelling will be brought forward (west) and repositioned to the north elevation of the

extension.

The materials seem to match existing and consist of walls of fair-faced brickwork to approx. 1m and plain render above, reddish-brown concrete single lap interlocking roof tiles, white UPVC framed double-glazed windows and composite double-glazed front door so comply with policy D DM1 and D DM4 of the Arun Local Plan.

The single storey rear extension will be to the rear (east) and infill the rear elevation. The conservatory will be removed. Due to siting at rear of property it will not be visible from the street scene and will not harm character of street scene. The design integrates well with the property and being at single storey it is visually subservient to main dwelling so complies.

The extension will have a width of approximately 6.53m and depth of approximately 4.95m. The height to flat roof will be 2.58m and to top of roof lantern light will be 3.28m. The extension will have bi-fold doors on east elevation facing rear garden, a triple window on east elevation, a double window on south side elevation facing southern boundary and a new single roof lantern light.

The garage conversion will convert existing garage into a two storey extension. The proposal is a large addition and adds additional bulk to front of property and will be highly visible from street scene. However the pitched roof design integrates well with existing property pitched roof and the height is similar to neighbouring property at number 61 Sea Lane to south so does not adversely impact the street scene or character of area so complies with policy D DM1 of the Arun Local Plan.

Due to loss of garage space it will reduce on site parking availability. However due to the driveway area remaining to front it seems 2 spaces remain available so this complies with Policy T SP1 of the Arun Local Plan and Arun Parking Standards.

The proposal will have a width of approximately 5.04m and depth of approximately 3.46m. The height to pitched roof will be approximately 6.35m. There is 1.35m remaining to southern boundary of site.

There will be new triple windows on the west elevation at ground floor and at first floor facing the driveway to front and a new single window at first floor on the north side elevation. There will be a new single door on the south side elevation.

Arun recently adopted a Design Guide. It states that development should be subservient to the existing dwelling in terms of scale and size. Whilst the proposal does not comply, it is set back from the street scene by around 4.02m and the positioning of the extension below the roof ridge line of the existing property by around 0.39m and angle of pitch roof integrates with existing property so helps to create visual subservience so this is acceptable.

It states that front extensions should not project forward beyond the predominant building line. There will be 1.8m gap remaining to principal front (west) elevation of the garage conversion so this will comply. It states in streets characterised by small gaps between buildings, extensions must not close important gaps in the street scene by leading to a terracing effect, or remove existing external access from front to back gardens. The proposal will leave 1.90m to the west side boundary so this will comply. It states dormers are located symmetrically and centrally on a roof, without being overly dominant or out of proportion and/or style to the original structure so this will comply.

There are 2 new high level windows in existing south side elevation of main property and a new door on south side elevation facing southern boundary.

Due to the siting and design of the extension, it complies with D DM1 and D DM4 of the Arun Local Plan

and Section M of the Arun Design Guide.

RESIDENTIAL AMENITY

The two storey front extension will have a width of approximately 6.01m and depth of approximately 3.03m. The height to pitched roof will be approximately 6.0m. Due to the height and scale of the proposal it will increase some overshadowing into neighbouring property to north however due to the building line positioned forward than neighbouring property to north there is no unacceptably adverse impact to overshadowing or overbearing effect to neighbouring property to north.

Due to the repositioning of the window in north elevation of extension, there will be some increased risk of overlooking to neighbouring property number 59 Sea Lane to north however the gap of 1.9m remaining to boundary and north boundary fence will minimise impact of overlooking to north. The new dormer on the west elevation at first floor will increase risk of overlooking to street scene however due to property set back from road and no direct neighbours to west due to road there is no harm to overlooking to neighbouring properties to west. There will be a window in the extension facing north. This is a small secondary window and may provide some overlooking towards the neighbours property at the front. Due to the size and position of the window it does not cause demonstrable harm such that the application should be refused. The new window and door on the west elevation will increase risk to overlooking effect to west however due to location of road there is no adverse harm to overlooking to neighbouring properties to west.

The single storey rear extension will have a width of approximately 6.53m and depth of approximately 4.95m. The height to flat roof will be 2.58m and to top of roof lantern light will be 3.28m. Due to the siting of the proposal in 1.90m of northern boundary and 1.27m of southern boundary there will be some increased risk of overshadowing to neighbouring properties to north and south however due to it being at single storey and location of existing north and southern boundary fence there is no adverse harm to overshadowing or overbearing effect.

Due to the new bi-fold doors and windows in east side of extension elevation there will be increased risk to overlooking to neighbouring properties to east however due to large gap of 20m remaining to rear boundary to east there is no harm to overlooking effect to east.

Due to new double windows proposed in the south elevation of extension there is increased risk to overlooking to neighbouring property to south however due to being at single storey and existing boundary fence to south there is no adverse harm to overlooking to neighbouring property to south so will comply.

The two new high level windows in south elevation will not increase risk of overlooking due to nature of windows and will comply.

The garage conversion into a two storey extension will have a width of approximately 5.04m and depth of approximately 3.46m. The height to pitched roof will be approximately 6.35m. Due to the increased size and scale of the proposal it will increase effects of overshadowing into neighbouring property to the south. Due to the main property to south set back and location of garage to south it will not cause adverse impact to overshadowing or overbearing effect to neighbouring property to south so will comply.

Due to a new side door in the south elevation of extension there will be some risk to overlooking to neighbouring property 61 Sea Lane to south however due to the gap of 1.27m remaining to southern boundary and location of the existing boundary fence to south there is no adverse harm to overlooking to neighbouring properties south.

Due to no windows in south elevation of extension there will be no harm to overlooking to neighbouring

properties to south.

Due to new triple windows at ground and first floor to front (west) side elevation of extension there will be increased risk to overlooking to street scene however there is no harm to neighbouring properties to west due to location of Sea View Road so no adverse harm to overlooking to neighbouring properties to west.

Due to the design of the proposal, it is not considered to result in adverse harm upon neighbouring amenity by way of overbearing, overshadowing or overlooking and accord with D DM1 and D DM4 of the Arun Local Plan and Section M of the Arun Design Guide.

The extension will pass the 25 degree test from neighbouring property front windows so will comply.

SUMMARY

The development accords with 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.

CIL DETAILS

This application is not CIL Liable.

RECOMMENDATION

- 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 & floor plans PL/01 Rev B
 - Proposed elevations & floor plans PL/02 Rev B
 - Location Plan & Site Plan OS1 Rev A

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 **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.