

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

REF NO: EP/26/22/HH

LOCATION: 58 Sea Road
East Preston
BN16 1LP

PROPOSAL: Erection of single storey side and rear extension and first floor side extension following the demolition of existing rear conservatory and first floor terrace. (This application may affect the setting of a Listed Building).

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a single storey rear and side extension and a first floor extension following removal of a rear conservatory.
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REPRESENTATIONS

East Preston Parish Council provided no objection.

No representation received from nearby occupiers.

East Preston and Kingston Preservation Society provided no objection although had some concerns.

- There has been no consultation with the Conservation Officer or Drainage Engineer, nor a landscape plan.
- There is no vegetation shown apart from some to the front boundary, with the whole front area paved. Is this material to be impermeable?
- The application states that they would not need to be removed or pruned, contrary to the illustration.

Comments noted. Whilst the illustrative 3D image shows new paving and no planting, the applicant has confirmed this will remain as existing and no trees/vegetation are proposed for removal.

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
HERDM1	HER DM1 Listed Buildings
HERSP1	HER SP1 The Historic Environment
DSP1	D SP1 Design

PLANNING POLICY GUIDANCE:

NPPF National Planning Policy Framework

NPPG National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13 Arun District Design Guide (SPD) January 2021

CONCLUSIONS**PRINCIPLE**

The key policies considered are D DM1 and D DM4 of the Arun Local Plan and the Arun Design Guide.

East Preston has a made Neighbourhood Plan with policy 4 of relevance to the application.

DESIGN AND VISUAL AMENITY

The proposal seeks a first floor side extension which will be highly visible from the street scene. A single storey rear extension is proposed.

The host dwelling is a detached property with the main dwelling featuring a gable roof with a single storey side extension with a balcony above.

The proposal will construct a first floor above the single storey side extension. The roof will join with the host dwelling and will have a gable end. Whilst the addition is large and does add bulk to the property the extension is well integrated. The first floor element is set 3m behind the principal elevation and 12.6m from the front boundary and does not appear unduly dominant upon the street scene.

There will be a canopy porch which will feature timber posts, located to the front of the side addition. This does not extend forward of the front elevation.

The host dwelling will alter materials from brick to white render. The surrounding area features properties of various designs and styles and the change in materials is acceptable in this case.

The rear extension will not be visible from the street scene although appears in scale to the host dwelling with a depth of 4m.

The Arun Design Guide states 'Side extensions should in most cases be set back from the front of the house in order to play a subservient role to the original building: 1-1.5 metres for the ground floor and a minimum of 2 metres for the first floor'. 'Extensions must not close important gaps in the street scene by leading to a terracing effect'. The roof of the extension meets with the ridge and therefore does not comply with the guidance and is not subservient however does not result in a terracing effect.

Whilst the development does alter the appearance of the property, it will not result in adverse harm upon the character of appearance of the wider area and accords with D DM1 and D DM4 of the Arun Local Plan, Policy 4 of the EP Neighbourhood Plan.

RESIDENTIAL AMENITY

The side extension will be slightly enlarged with a depth increasing 5.7m to 6m. The width will remain the

same with the distance to the boundary to the south retained at 1.7m with another 1m retained to the side elevation of No.62.

The current extension has a flat roof and with the addition of a pitch it results in some overshadowing and overbearing on the neighbour at No.62 which is a single storey property. This is not significant with the extension running along only part of the side of the dwelling. There is only 1 small window to the north elevation and being located to the north will not result in significant overshadowing.

The rear extension will replace an existing although increase in size running along the full rear elevation of the dwelling. This will have a depth of 4m and a maximum height of 3.2m which has a minor slope to reducing to 2.8m. Due to the siting of the extension, it will not intersect a 45 degree angle from neighbouring rear facing windows at No.56 or 62. The rear extension will not result in adverse harm upon neighbouring properties.

The side extension will have 3 front facing and 2 rear facing rooflights. The front facing windows will overlook the street scene. One of the rear facing will serve a bathroom and the other a bedroom. The rooflight serving the bedroom will open to form a small balcony feature. Due to the location of the window it will not result in adverse overlooking with No.62 extending beyond the side extension and views will be over the roof of the neighbouring dwelling. This will not give rise to additional views than existing which featured a balcony. There will be a window to the southern gable end of the extension however this is at high level and will not result in adverse overlooking.

The proposed development will not result in adverse harm upon amenity by way of overbearing, overshadowing or overlooking in accordance with D DM1 and D DM4 of the Arun Local Plan.

IMPACT ON HERITAGE ASSET

The neighbouring properties to the north are Grade II Listed buildings. Para 194 of the NPPF requires the LPA to identify the significance of the heritage asset affected by a development. The heritage assets in this case are of some significance. Para 195 requires the LPA consider the significance of the impact upon that heritage asset. The bulk of the development is to the southern side which is opposite to the location of the Listed Building. As a result, views of the first floor extension are not visible from the Listed property. The development is in character with the area by way of its scale and design and the proposal does not result in harm upon the setting of the Listed Building.

SUMMARY

The proposed development complies 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.

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

- Site Location Plan - P001 P1
- Proposed Block Plan - P002 P1
- Proposed Elevations - P010 P1
- Proposed Ground Floor Plan - P007 P1
- Proposed First Floor Plan - P008 P1
- Proposed Roof Plan - P009 P1

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.