

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

REF NO: EP/27/21/HH

LOCATION: 24 Michel Grove
East Preston
BN16 2SX

PROPOSAL: First floor side extension, recover existing roof and elevation to be part rendered, part painted brick and existing architectural details to be painted in Farrow and Ball Hague Blue.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

The proposal relates to a first floor side extension measuring 4.2m by 6.8m with a height of 3.38m and a ridge height of 6.1m to create an additional bedroom; a side extension lean to shed of 1.1m by 3.8m with a sloping roof of 1.9m eaves to a ridge height of 2.4m and a change in roof materials from tile to slate and elevations to be part rendered, part painted brick and existing architectural details to be painted in Farrow and Ball Hague Blue..

REPRESENTATIONS

East Preston - No Objection

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
Within the 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
East Preston Neighbourhood Plan 2014 Policy 3	Design in Character Area Two

PLANNING POLICY GUIDANCE:

NPPDG	National Design Guide
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CONCLUSIONS

PRINCIPLE

In this case, the key policies are D DM1 and D DM4 of the Arun Local Plan. Additionally, Policy 1 and 3 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 3 of the East Preston Neighbourhood Development Plan sets out criteria for the design of proposals within Character Area Two. These are to ensure that a consistent low building height is protected, with no more than 1.5 storeys. Additionally, it ensures that where new rooms are to be created in a roof space, the height, or basic form of the roof will not be altered.

DESIGN AND VISUAL AMENITY

The host dwelling is a detached dwelling with an elevation facing the street scene to the North. The locality is host to a variety of dwelling styles, types and scales. The host dwelling is sited centrally in its plot, with distances of 0.6m to the boundary. Properties in the area vary with regard to design, use of materials and scale, with the majority of dwellings spanning most of the width of the sites with approx 1m gap to site boundaries. The development seeks to perform single and first floor side extensions to the host dwelling, spanning the proposal from East to West along the site. To the West, the proposal would come within 1m of the site boundary, to the East, the distance at ground floor is unaltered and at first floor a 4m gap is retained. As a result of this, whilst the development results in a small increase in footprint of the dwelling, and a change in appearance, it is not considered to result in significantly harmful impacts on the character of the host dwelling or its locality. The development meets the aims and objectives of J.03 of the Arun Design Guide, relating to Corner Buildings.

The extensions are considered to be of an acceptable design and scale, when the prominence of the host dwelling and the site are taken into account. The side extensions are of a design and form which sensitively respond to the design cues of the host dwelling, its locality and the themes expressed by the Arun Design Guide. This is with particular reference to Section M of the Guide, referencing the design of side extensions. The side extensions appear well integrated with the dwelling, whilst remaining subservient to its built form. This is largely by way of the scaling of the roof form of the extensions, by emulating the physical form of the host dwelling. The height of the first floor roof is lower than that of the host dwelling and the projections are set back from the front elevation of the host dwelling.

The alterations to the roof material are not considered to result in significantly harmful impact on the character of the locality. The appearance of the re styled dwelling and extensions would be integrated

into the street scene and are not considered to appear at odds with the area.

There is no uniform palette of materials for the area, and the materials proposed are not considered to result in a detrimentally harmful impact upon the established character of the locality.

The development is considered to be in accordance with D DM1, D DM4(a) and (e) of the Arun Local Plan and the Arun Design Guide.

NEIGHBOURING RESIDENTIAL AMENITY

The development is not considered to result in any significantly harmful overbearing or overshadowing impact upon the occupiers of neighbouring dwellings. This is largely due to the separation distance the side extensions are from the application site boundaries. The single storey side extension is in close proximity to the Western boundary of the site, however a 0.6m separation distance it is not considered to result in a significantly harmful impact on the occupiers of this adjacent dwelling to the West given the eaves height of 1.9m.

The first floor extension is 4m from the side boundary and the side facing window at first floor is obscure glazed below 1.7m. This would prevent any material loss of privacy and retention of obscure glazing is conditioned.

The development is considered to be accord with D DM1(3) and D DM4(c) of the Arun Local Plan.

SUMMARY

The 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.

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 A05
Block Plan A05
Proposed Elevations A04
Existing Elevations A02
Proposed Floor Plans A03
Existing Floor Plans A01

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 The first floor window on the west elevation of the extension shall at all times be glazed with obscured glass and fixed to be permanently non-opening below 1.7m internal floor level .

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies D DM1 of the Arun Local Plan.
- 4 **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.