

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

REF NO: EP/30/25/HH

LOCATION: 14 West Ridings  
East Preston  
BN16 2TD

PROPOSAL: Front and rear extensions, new roofs to front dormer and porch.

<b>SITE AND SURROUNDINGS</b>
------------------------------

DESCRIPTION OF APPLICATION As above.

<b>RELEVANT SITE HISTORY</b>
------------------------------

EP/115/24/HH	Single storey front extensions, alterations to existing dormers and new side dormer. External alterations.	ApproveConditionally 06-02-25
EP/111/21/HH	Two single storey side extensions.	ApproveConditionally 05-03-21
EP/143/20/HH	2 No. single storey side extensions with pitch roof over existing garage.	ApproveConditionally 11-01-21
EP/59/12/NMA	Application for a Non-material amendment following a grant of planning permission EP/51/11/ for the addition of 2 velux rooflights to the side (North) elevation	Approve 08-06-12
EP/51/11/	Single storey rear extension.	ApproveConditionally 20-06-11

<b>REPRESENTATIONS</b>
------------------------

East Preston Parish Council - No objection.

No representations from nearby occupiers.

**CONSULTATION RESPONSES RECEIVED:**

None.

<b>POLICY CONTEXT</b>
-----------------------

Within an area with potentially high groundwater levels.

**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)

[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:**

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

**SUPPLEMENTARY POLICY GUIDANCE:**

SPD13	Arun District Design Guide (SPD) January 2021
-------	---

<b>CONCLUSIONS</b>
--------------------

**DESIGN AND VISUAL AMENITY**

The site is a detached dwelling along West Ridings. The application seeks permission for single storey front and rear extensions and new roofs to the front dormer and porch. The majority of the works will be visible from the street scene.

The re-roofing of the front dormer and porch would not result in any increase to the footprint of the host dwelling. The dormer would still be contained within the front roof slope and would feature tiling to match the existing dwelling. The re-roofing would not compromise the character of the dwelling and area given the variety of roof forms and designs within the locality, the works are acceptable.

The proposed front extension would be a small-scale extension and will not have any impact on the character of the dwelling. The front extension would have a total depth of 1.4m and would measure 4.4m in width. The scale of the extension would be visually subservient to the host dwelling and is sited appropriately. The extension would be visually integrated with the form of the existing dwelling and with the roofscape. The extension would be finished in materials that would match the existing dwelling in accordance with policy D DM1 of the Arun Local Plan (ALP).

Given the width, depth, and height of the front extension, and that the extension would be set back from the front boundary of the application site, the extension would not appear unduly prominent within the street scene. The extension would include a window in the north (front) elevation, the fenestration would be proportionate in its scale.

The rear extension would measure approx. 5.3m in depth and would have a width of approx. 6.1m. The rear extension would have a pitched roof similar to the existing dwelling and the materials would match the existing. Bifolding doors would be inserted within the rear elevation of the extension. The size and

scale of the extension would be acceptable and would appear proportionate in depth to the host dwelling. Furthermore, the elevational treatment would match the existing dwelling, and the materials would be appropriate. The extension would be a visually subservient and visually integrated addition to the property, in accordance with Part M of Arun Design Guide.

Overall, the footprint of the main dwelling would increase as a result of the proposals, however, the increase is modest, and mostly occurs to the rear (south) of the dwelling. The new roof to the front dormer and porch will integrate with the existing dwelling in terms of its materiality and form and would not compromise the character of the dwelling and area. The proposal is therefore in accordance with policy 1 of the east Preston neighbourhood Plan and policies D DM1 and D DM4 of the Arun Local Plan (ALP).

#### NEIGHBOURING RESIDENTIAL AMENITY

Part M of the ADG states householder extensions should protect neighbouring amenity in terms of privacy and overshadowing, considering the positioning of neighbouring buildings and respond to existing elevations through the size and positioning of doors and windows.

The front extension would be set in from the boundaries of the application site. Given the spacing between the front extension and neighbouring properties and the size and scale of the extension, it would not result in any overbearing or overshadowing effects to neighbouring properties.

The proposed rear extension would be set in from the side (east) boundary of the application site by 2.1m, and given the depth, height and roof form of the rear extension, the spacing maintained between the extension and neighbouring properties and the existing boundary treatment along the eastern side boundary, the proposed rear extension would not result in overbearing or overshadowing impacts to neighbouring properties.

The proposed extensions would contain fenestration within the front and rear elevations of the dwelling. The outlook from the proposed fenestration would not be dissimilar to views available from the existing fenestration. As such, the proposed fenestration would not result in unacceptable overlooking.

The development would not result in adverse harm on residential amenity and is therefore in accordance with Part M of Arun Design Guide and policy D DM4 of the Arun Local Plan.

#### SUMMARY

The proposal is in accordance with relevant development plan policies and, as such, is recommended for approval subject to the following conditions and informatives.

<b>HUMAN RIGHTS ACT</b>
-------------------------

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 and documents:

- Location Plan.
- Block Plan 3256/01/05/A.
- Proposed Ground Floor Plan and Roof Plan 3256/01/03/A.
- Proposed Elevations 3256/01/07.
- Biodiversity statement (received - 31-03-25).

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 The materials and finishes of the external walls and roof of the front and rear extensions hereby permitted shall match in colour and texture those of the existing building. The new roof to the front dormer and porch shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with Arun Local Plan policy D DM1.

- 4 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).

- 5 **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 National Planning Policy Framework.