

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

REF NO: EP/32/22/HH

LOCATION: 2 Vicarage Lane
East Preston
BN16 2SP

PROPOSAL: Erection of single storey side and rear extensions with mono pitched roofs.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION This application seeks to construct single storey side and rear extensions with mono pitched roofs.

RELEVANT SITE HISTORY

EP/167/21/HH Erection of single storey rear and side extensions with mono pitched roofs and installation of fencing to front and side. Refused 03-03-22

REPRESENTATIONS

East Preston Parish Council - No Objection:
- Although the committee was concerned no boundary treatment is mentioned in this version of the application, the committee agreed it had no objections to what is proposed.

No representation received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built Up Area Boundary

Article 4

CIL Charging Zone 4

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:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
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CONCLUSIONS**PRINCIPLE**

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

East Preston has a 'made' Neighbourhood Development Plan, of which Policies 1 and 2 are relevant. Policy 1 looks to control general principles relating to householder extensions including character and scale, car parking provision, amenities of residents and protection of green spaces. Policy 2 provides areas of character design guidance and seeks to control density, size, and outlook.

BACKGROUND

This application is a resubmission of EP/167/21/HH. In addition to the proposed extensions, this application also proposed the installation of fencing to front and side and was refused on the grounds that the fence would be significantly harmful to the character and appearance of the area. The proposed fence has been removed from this current application.

DESIGN AND VISUAL AMENITY

The proposal is situated to the side and rear of the property and will be visible from the wider area.

The works consist of two single storey extensions, both of appropriate massing and scale to the existing property. The rear extension will extend from the north elevation with a width of 5.6m, and depth of 2.5m. The side extension will extend from an existing small porch to the east elevation, and will retain its depth of 1.44m, extending the width to 4.78m. Both extensions will have mono pitched roofs, with an equal pitch to the existing, and be traditionally styled to match the host. They will integrate sympathetically with the dwelling and have minimal harm on the visual appearance and character of the property.

The property is on a corner plot to the north of the junction of The Street and Vicarage Lane. The area is open plan, with low level front boundaries, and is comprised primarily of two-storey detached properties, of similar style and design. Being to the east elevation, the side extension will be visible from the street scene. However, given its scale and retention of the established building lines, the proposed will have little impact on the composition and appearance of the street scene. Both extensions are in keeping with the character of the area and will have little harm on visual amenity.

The proposal appears subservient to the design of the host and is well integrated. It uses materials matching the existing, helping to ensure there is minimal intrusion on the visual appearance and character of the property. It conserves the character of the area and is in accord with the Neighbourhood Plan.

The Arun Design Guide states side extensions should take care to not disrupt the existing composition of the street in terms of rhythm or building line, respond to existing building design in terms of roof pitch and use complementary and integrated materials and elevational design. As for rear extensions, schemes

should exploit opportunities for innovative and contemporary design where appropriate. The proposal is in accord with this.

The development will have minimal impact on visual amenity and is in accord with D DM1 and D DM4 of the Arun Local Plan, East Preston Neighbourhood Plan and Arun Design Guide.

RESIDENTIAL AMENITY

Both extensions are single storey, and will have mono pitched roofs, at a height of approximately 3.34m, and 2.51m at the eaves. The rear extension will incorporate two rooflights, which protrude slightly above the roofline, but will have no impact on residential amenity. The property has two neighbours, Holm Oak to the North, and No.4 to the west. The proposal will retain a minimum of 3.985m to the north boundary, 9.05m to the west, and 13.412m to the east. These distances are in accord with D DM4 of the Arun Local Plan and are sufficient. Neither extension will result in adverse overbearing or overshadowing of the neighbouring properties to the north and west and will have little harm on residential amenity.

The proposal will include the installation of windows and doors to the north elevation, a door to the west, and window to the east. The features to the west and east elevations will have no impact on residential amenity and are acceptable. The doors and windows to the north will face towards Holm Oak, but being at ground floor level, will not result in adverse overlooking of this property, and will have minimal harm to residential privacy and amenity.

The Arun Design Guide states that extensions should not negatively impact, and instead 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 proposal is in accord with this.

The development will result in no adverse harm to residential amenity and is in accord with D DM1 and D DM4 of the Arun Local Plan, and the Arun Design Guide.

SUMMARY

The proposed development is deemed to accord with the 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

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 Plans GA 005B
- Proposed Plans and Elevations GA 001

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.