

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

REF NO: EP/33/21/HH

LOCATION: 6 Upper Drive
East Preston
BN16 1QN

PROPOSAL: Single storey front extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION Construction of single storey extension to the eastern elevation measuring approximately 2.8m in depth and 6.6m in length.

REPRESENTATIONS

Parish Council - No objection

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
None

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 2	Design in Character Area One

PLANNING POLICY GUIDANCE:

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

CONCLUSIONS

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.

East Preston has a made neighbourhood plan and policies 1 and 2 are of relevance to householder extensions. Policy 1 looks to control general principles relating to householder extensions including character and scale, car parking provision, amenities of local residents and protection of green spaces. Policy 2 provides the areas of character (Area 1) design guidance and seeks to control density, size and outlook.

Arun recently adopted a Design Guide which provides detailed guidance that will help raise design standards across the District. Developments should respond to the distinctiveness and characteristics of their surroundings in terms of scale massing and materials, protect the amenities of occupants and neighbours and seek to minimise energy consumption and improve environmental performance. In this instance, the front extension should not disrupt building lines, maintain and enhance frontages, be subservient to the host dwelling and respect the space between buildings. At first floor level extensions should not be visually intrusive or block light into surrounding properties.

DESIGN AND VISUAL AMENITY

The property is on a corner plot of Upper Drive and Manor Road. The extension is to the front protruding from the eastern (principle) elevation; the extension will contain a separate utility area. The extension is of an appropriate size and scale for its intended use.

The dwelling is a flat roof 2 storey dwelling, the eaves line of the extension, being single storey, will be significantly lower than existing. The extension is of materials like those found on the dwelling and relate well to the existing style found on site.

The extension will be highly visible from multiple points on the street, especially with the thinning of an existing mature boundary hedge on site. As a single storey protrusion, adjoining the 2-storey host dwelling it will be subservient to the dwelling and not detrimental to the streetscape. The space around the building will be similar to that currently found in the surrounding area.

Due to the configuration of properties in this section of Upper Drive, No 6 adjoins the rear garden of the neighbouring plot to the north. It is not until the next property to the north that another frontage can be found. Although the extension does break forward of the building line of the properties, due to the unusual configuration, this will not be prominent when viewed at street level, and not deemed to negatively affect the proposal.

With regards to the design and visual amenity, the proposal does not adversely impact the existing house in accordance with DDM1 and DDM4 of the Arun Local Plan and the Arun Design Guide.

OVERBEARING, OVERSHADOWING and OVERLOOKING

Having regard to the configuration of the properties in this section of Upper Drive and due to the extension's location centrally within a corner plot, it is considered that no neighbouring properties will be affected in terms of being overbearing or overshadowing, by this extension.

The fenestration proposed on the south elevation of the extension will only achieve views into the private amenity space of the host dwelling there are no issues foreseen relating to overlooking.

By virtue of not being overbearing, overshadowing and overlooking that the extensions accords with policy DDM4 of the Arun Local Plan and Part M of the Arun Design Guide.

SUMMARY

The proposed development is deemed to accord with the relevant development 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 CIL Liable therefore developer contributions towards infrastructure will be required (dependant on any exemptions or relief that may apply)

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;

-2753/01/03
-2753/01/02

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 and the Arun Design Guide.
- 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.