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

REF NO: EP/34/21/HH

LOCATION: 69 Roundstone Drive
East Preston
BN16 1EW

PROPOSAL: Part two storey, part single storey side/rear extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

The site is two storey semi-detached property, located on the Roundstone Drive. This application seeks permission for Part two storey, part single storey side/rear extension. Two storey side extension measures: height 5.22 m at eaves level and 6.53m max level (pitch roof) 3.45m wide and 5.42m deep approximately.

Single storey extension: 1.69m deep, Height 3.35m max level and 2.6m at eaves level and 6.95m wide.

Materials to match the host dwelling

REPRESENTATIONS

Parish Council - no objection

No letters of representation received from the adjoining dwellings.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Designation applicable to site:

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

CONCLUSIONS

PRINCIPLE

The key policies considered are D DM1 and D DM4 of the Arun Local Plan. East Preston has a made Neighbourhood Plan with policy NEEP1 of relevance to the application. The proposal complies with this policy.

DESIGN AND VISUAL AMENITY

The two storey side extension is set back from the dwelling and the roof profile is lower; therefore, the extension appears subservient to the original building. In relationship to the adjoining property (71) there is approximately 1.5m gap to avoid any terracing effect. The ground floor extension is limited in scale and set in from the boundary of the adjoining dwelling. The development does not conflict with the design guide part M.

The two storey side and single storey rear extension would have a lesser impact on the appearance of a dwelling or street scene. Materials of the extension would match the host dwelling. The development accords with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

In relation to the adjoining dwelling (71), the plan shows 45-degree line which is drawn from the mid-point of the neighbouring bedroom window which does not indicate loss of light into the habitable area; therefore, the proposal complies with design guide. In relationship to 67 the extension is set in from the boundary by 1.6m and extension is limited in depth. Therefore, no harm is demonstrated to the residential amenity in terms of loss of light or outlook. The windows in the first floor side elevation would serve WC facility and ground floor windows do not afford views into habitable areas of the adjoining dwellings.

The development is not considered to harm neighbouring amenity by way of overbearing, overshadowing or overlooking and accord with D DM1 and D DM4 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 and informative.

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:

Location plan & Block plan: 3363/01
Proposed floor and elevations plan: 3363/03

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM4 of the Arun Local Plan.

3 The windows in the western side elevation of the building shall be glazed with obscured glass.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies DDM4 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.