

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

REF NO: EP/35/21/HH

LOCATION: 46 Manor Road
East Preston
BN16 1PY

PROPOSAL: Rear extension, associated works, new porch, replacement of fenestration and erection of solar panel array.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION Construction of rear single storey extension measuring approximately 11.2m wide by 7m in depth including 2 roof lanterns and solar panels, and a new front porch measuring approximately 2.2m wide by 1.7m deep.

RELEVANT SITE HISTORY

EP/74/87	Detached double garage	ApproveConditionally 29-06-87
----------	------------------------	----------------------------------

REPRESENTATIONS

2 letters of Objection, Parish Council and East Preston and Kingston Preservation Society on the grounds of;

- Poor front boundary treatment
- Environmental concerns over the loss of soft landscaping to rear.

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

SUPPLEMENTARY POLICY GUIDANCE:

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

CONCLUSIONS**PRINCIPLE**

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.

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, a rear extension should also not negatively impact adjoining properties in terms of privacy and overshadowing and preserve rear amenity space to at least 10.5m in depth.

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.

DESIGN AND VISUAL AMENITY

The full width rear extension springs from the rear wall of the property by a little over 7m and provides the occupant with a large kitchen sitting area. The scale of the space is thought to be appropriate for its intended use and in proportion with the scale of the property. It is noted that two previous rear extensions are being demolished to accommodate the proposal.

The extension appears to have been sympathetically designed to be constructed from materials which relate well to those currently in use on the dwelling, with an eaves height significantly lower than the host dwelling. It has taken a modern design approach when compared with the existing, and includes a flat roof, lantern lights and minimalist detailing, however, the design guidance allows for greater freedom when it comes to architectural style to rear extensions and therefore its scale and style is believed to integrate well with the host dwelling. The porch has taken a more traditional design approach and includes a pitched roof and oak features, its style and scale are deemed appropriate for an extension to the principle elevation of the dwelling.

The porch will be visible from the street however the large rear extension is not. The porch is considered subservient to the host dwelling due to its small size when viewed against the bulk of the existing

dwelling. The inclusion of solar panels to the scheme does not negatively effect the proposed design and will only have a positive impact on the dwellings energy efficiency. Car parking is unaffected by this proposal.

It has been noted that the Preservation Society have raised concerns with the boundary treatment to the front. It is the officers view that the introduction of a 600mm low brick wall with 1m high railings would not negatively effect the street scene. Currently a low dilapidated brick wall is situated on site, the proposed wall is to be slightly higher by approximately an additional 300mm, with the railings on top the views through giving an open frontage appearance will be maintained. It is noted that many of the frontages in close proximity to the application site are planted with mature hedges and shrubs and opposite and further to the west are 1.8m high stone, rendered walls and fences. It is felt that the proposed boundary fence meets with policy 2 of the East Preston neighbourhood plan by maintaining the street scene.

The extensions are considered to integrate well with the existing dwelling therefore having regards to the design and visual amenity, the proposal is not deemed to adversely impact the location or host dwelling in accordance with D DM1 and D DM4 of the Arun Local Plan, Part M of the Arun Design Guide and policies 1 and 2 of the East Preston NP.

OVERBEARING, OVERSHADOWING and OVERLOOKING

In terms of residential amenity, as is demonstrated by plans, the proposed rear extension complies with the 45-degree rule to both neighbouring properties to the east and west.

Additionally, being only single storey in nature the proposed rear extension is considered not to give rise to any additional overshadowing, and, as it do not encroach any closer on the separation gaps between buildings to the east and west it is not thought to be overbearing. It is noted that a rear garden length of 10.5m is not maintained as per the Design Guidance however, due to the large back garden to the property to the south of No 46, this is not seen as a concern. In terms of overlooking, the proposed fenestration will all be at ground floor level and as such no new views will be created other than those already achievable, this is deemed acceptable.

It is therefore considered by virtue of being overbearing, overshadowing and overlooking that the proposed extensions accords with policy D DM4 of the Arun Local Plan, Part M of the Arun Design Guide and the East Preston NP.

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 Liabe 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;

- 203153/07 Location and Block
- 203153/03 Floor Plans
- 203153/04 Roof Plan
- 203153/05 Elevations
- 203153/08 Landscaping Plan

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM4 of the Arun Local Plan and Part M of 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.