

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

REF NO: EP/37/22/HH

LOCATION: 11 Willowhayne Crescent  
East Preston  
BN16 1PJ

PROPOSAL: Erection of single storey rear extension with new raised patio following demolition of existing conservatory.

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| <b>SITE AND SURROUNDINGS</b> |
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| DESCRIPTION OF APPLICATION | This application seeks to remove an existing conservatory and replace it with a single storey rear extension that is of an almost identical scale. The extension would be a maximum of 4.99m in depth and 7.2m in width with a peak height of 3.5m and eaves at 3.4m. It also seeks to install a raised patio that spans 12.7m across the rear of the property and extends 4.57m off of the rear elevation at a height of approx. 0.64m, flush with finished floor level. |
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| <b>REPRESENTATIONS</b> |
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East Preston Parish Council - No Objection.

No representations from nearby occupiers.

**CONSULTATION RESPONSES RECEIVED:**

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 4      Design in Character Area Three

**PLANNING POLICY GUIDANCE:**

|      |                                     |
|------|-------------------------------------|
| NPPF | National Planning Policy Framework  |
| NPPG | National Planning Practice Guidance |

**SUPPLEMENTARY POLICY GUIDANCE:**

|       |                                               |
|-------|-----------------------------------------------|
| EPDS  | East Preston Village Design Statement         |
| SPD13 | Arun District Design Guide (SPD) January 2021 |

## CONCLUSIONS

### PRINCIPLE

In this case, the key policies are D DM1, D DM4 & D SP1 of the Arun Local Plan. Additionally, Policy 1 & 4 of the East Preston Neighbourhood Development Plan and Section M of the Arun Design Guide.

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.

Policy D SP1 of the Arun Local Plan regards the design of new development and states that it should be informed by sustainable design and should reflect the characteristics of the existing site and the locality in which it is situated. These characteristics include layout, landscaping, density, mix, scale, massing, character, materials, finish, and architectural details.

Policy 1 of the East Preston Neighbourhood Development Plan (EPNP) sets out general principles for development within the Parish. Part (i) relates to the scale, density, massing, height, landscape design, layout, and materials of development proposals, and how proposals must reflect and enhance the established character of the area.

Policy 4 of the East Preston Neighbourhood Development Plan (EPNP) sets out principles for design within Character Area 3. The relevant part of this policy applicable to this application is that proposals will be supported provided that they utilise harmonious materials to those of the existing dwelling.

The East Preston Village Design Statement states the within Character Area 3, extensions should appear part of the original design, feature materials that are harmonious with the host dwelling and consider impacts on neighbouring properties.

Arun has adopted a Design Guide which provides detailed guidance that will help raise design standards across the District. Section M states that 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. Section M also presents the '60 and 45 degree rules'. These rules refer to the 60 and 45 degree sightlines from neighbouring viewpoints and aims to prevent adverse obstruction of sightlines and loss of sunlight. The 60 degree rule specifically considers single storey rear extensions.

### DESIGN AND VISUAL AMENITY

There are 2 No. components within this proposal, the replacement of the conservatory with a single storey rear extension and the installation of a raised patio the rear.

The proposed rear extension makes efficient use of the existing footprint of the conservatory in that it covers an identical area, except for a 0.1m larger depth. The height of the replacement extension is also of a comparable height, being a matching peak height of 3.5m but with taller eaves at 3.4m owed to the flat roof design. The roof design features 2 No. rooflights which account for the peak height of 3.5m in that they rise above the roof by 0.1m. Given the similar scale of this component to the existing built form,

it is appropriate. Additionally, the design remains visually subservient to the host dwelling and the property would retain sufficient rear garden amenity space.

The materials used for the rear extension are to be part face brickwork and part render for the walls, white/black uPVC/aluminium windows and doors. These materials are harmonious with the existing dwelling and contribute to the visually integrated design. Rear extensions are not uncommon within the area and the design is appropriate. Therefore, the rear extension is not out of character with the locality. Additionally, being sited to the rear of the dwelling, the extension is not visible from the front and has no visual impact on the street scene.

The scale of the raised patio is appropriate. It is to span 12.7m across the rear elevation at a height of approx. 0.64m and projects 4.57m off of the rear elevation, wrapping around the rear of the proposed extension. The raised patio is to consist of materials that match the existing patio and as such, they are appropriate.

The proposal is compliant with relevant Development Plan policies D DM1(1), D DM4(a)(b)(e), D SP1 of the Arun Local Plan and policies 1 & 4 of the EPNP. Additionally, the proposal is compliant with Section M of the Arun Design Guide and the East Preston Village Design Statement.

#### NEIGHBOURING RESIDENTIAL AMENITY

The nature and limited scale of the raised patio does not give rise to any adverse impacts of neighbouring residential amenity by way of overbearing, overshadowing or overlooking.

Given the comparable scale of the rear extension with the conservatory and that there is no intersection of neighbouring rear 45 degree light accessibility lines or 60 degree sightlines, there are no adverse impacts by way of overshadowing or overbearing on any neighbour dwellings.

The proposed rear extension is to feature 2 No. sets of glass doors and 1 No. rear facing window. All proposed viewpoints are at ground floor level and look out to the rear garden amenity space. None of these views are new as they are already present from the existing conservatory. None of these viewpoints give rise to any adverse impacts by way of overlooking on any neighbour dwellings.

By virtue of not being overshadowing, overbearing, or overlooking on any neighbouring properties, the proposal is compliant with relevant Development Plan policies D DM1(3) & D DM4(c) of the Arun Local Plan. It is also compliant with Section M of the Arun Design Guide.

#### SUMMARY

The proposal is compliant with relevant Development Plan policies and Design Guidance. As such, it is recommended for approval subject to the following conditions and informatives.

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| <b>HUMAN RIGHTS ACT</b> |
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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:  
  
  - Proposed Elevations and Plans SA/1238/1 (Rev 1).
  - Existing & Proposed Site, Location and Roof Plans SA/1238/3 (Rev 1).  
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.