

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

REF NO: EP/38/21/HH

LOCATION: Longwall House
Seafeld Road
East Preston
BN16 1NA

PROPOSAL: Single storey rear extension, single storey side 'infill' extension, first floor extension with balcony, part conversion of garage to habitable use, demolition of existing chimney, conversion of existing loft space into habitable space and alterations to existing fenestration.

SITE AND SURROUNDINGS**DESCRIPTION OF APPLICATION**

This application proposes a series of small single storey extensions, to the rear of the existing garage, rear of the existing dining area and bedroom, infilling to the front of the garage and infilling between the living room and kitchen. It also proposes a small first floor extension to the two rear bedrooms, an extension to the ensuite and a dormer window to the western elevation. At second floor level the loft will be converted to form a 6th bedroom with ensuite facilities. There are various other alterations to the fenestration along with an additional eleven rooflights and balcony stretching across the rear of the back bedrooms at first floor level.

REPRESENTATIONS

Parish Council - No Objection

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXTDesignation applicable to site:
BUAB**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:

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**

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 and side extension should also 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. Additionally roof extensions should not be visually intrusive or block light into surrounding properties and dormers should be positioned in discreet locations, on the rear of the property wherever possible. In general roof extensions should not detract from the character and appearance of the building and local area and rear extensions 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.

DESIGN AND VISUAL AMENITY

The proposal seeks various ground and first floor extensions with various associated demolition and additions to the roof structure. None of the individual extensions are large and predominately infill areas of the building producing seamless elevations from what was a 'busy' building. The ridge height and eaves heights appear to follow through and maintain their existing levels. The overall scheme greatly increases the habitable space within the building however this is seen as an effective use of the land due to the minimal footprint increase.

The scheme will provide a large amount of living space which is appropriate for a building of this scale and sized plot.

The site has a large parking area to the front and the loss of 1 garage space is not seen as a detriment to the scheme.

The biggest impact from this proposal will be from the change of materials to all the existing and proposed elevations. The current property is constructed with facing bricks, it has been proposed to render and clad in cement board in white. Other examples of this New England style can be found in properties in the area.

The alterations to the external building materials and alterations to the western elevation along with various roof lights will be seen from the public realm. However, as the overall scale and mass of the building is not changing, these alterations and additions are considered to be subservient to the host dwelling.

Having regard to the design and visual amenity, the proposal is not deemed to adversely impact the existing house in accordance with D DM1 and D DM4 of the Arun Local Plan and the Part M Arun Design Guide.

RESIDENTIAL AMENITY

The property is situated on a corner plot with the shore to the immediate south, the property only has one immediate neighbour to the east. There is a small extension of approximately 2m proposed to the rear of the existing garage to enable a more usable link with the house to be formed, this will be a ground floor extension where the roof structure of the existing garage will be continued along. Additionally, a small ground infill extension will be positioned under an existing roof structure. These extensions will be located adjacent to the neighbours' garden outbuildings and not reduce the minimum separation distances between dwellings.

To the rear, a ground floor extension of approximately 1.4m in depth is proposed across the back of the dwelling, along with a smaller extension across the back of the dwelling at first floor level with a balcony provided for the first-floor bedrooms. The extension at first floor will be contained under a continuation of the existing roof structure.

The proposed extension meets with the 45-degree rule and has a large rear garden.

Given the large size of plots in this location and the minimal scale of works it is not expected that the extensions will be overbearing or overshadow the neighbours to the east.

In terms of overlooking, alterations to the proposed plans were requested to provide a privacy screen to the eastern return of the proposed balcony. The applicant agreed to this and has provided a screen approximately 1.6m high.

Small Juliette balconies have been provided to the loft conversion at the rear of the property.

Given there were windows at first floor level it is expected that no new views will be achievable. It is also noted that no new windows to the eastern elevation above ground floor level, except high level roof windows are proposed.

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 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

- 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 CO1872-P001
- Block Plans CO1872-P002, CO1872-P003
- Proposed Ground Floor Plan CO1872-P111
- Proposed First Floor Plan CO1872-P112
- Proposed Second Floor Plan CO1872-P113
- Proposed Roof Floor Plan CO1872-P114
- Proposed North Elevation CO182-P211 REV A
- Proposed East Elevation CO182-P212 REV A

- Proposed South Elevation CO182-P213 REV A
- Proposed West Elevation CO182-P214 REV A
- Proposed Section A CO182-P215
- Proposed Section B CO182-P216 REV A
- Proposed Section C CO182-P217
- Proposed Section D CO182-P218
- Proposed Section E CO182-P219

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 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.