

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

REF NO: EP/42/18/HH

LOCATION: Mariners  
18 South Strand  
East Preston  
BN16 1PN

PROPOSAL: Proposed new two storey side extension and single storey rear extension with associated landscaping works.

**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION As above

RESIDENTIAL DEVELOPMENT N/A  
DENSITY (NET)**RELEVANT SITE HISTORY**

EP/49/12/ Demolition of existing single storey rear extension and the erection of single storey rear orangery style extension 20-06-12 ApproveConditionally

**REPRESENTATIONS****REPRESENTATIONS RECEIVED:**

East Preston Parish Council

East Preston Parish Council: No Objection:

The committee agreed unanimously it had no objections to raise against this application.

**CONSULTATION RESPONSES RECEIVED:**

None

**POLICY CONTEXT**

Designation applicable to site:

Within the Built-up Area Boundary

Flood Risk Zones 2 and 3 (very small part of rear of site)

**DEVELOPMENT PLAN POLICES**

SDSP2 SD SP2 Built-up Area Boundary

|      |                                                         |
|------|---------------------------------------------------------|
| DDM1 | D DM1 Aspects of form and design quality                |
| DDM4 | D DM4 Extensions&alter to exist builds(res and non-res) |
| TSP1 | T SP1 Transport and Development                         |

|                                                               |                              |
|---------------------------------------------------------------|------------------------------|
| <a href="#">East Preston Neighbourhood Plan 2014 Policy 2</a> | Design in Character Area One |
| 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/POLICY:

The principle of development is acceptable within the built up area boundary in accordance with policy SD SP2 of the Arun Local Plan 2011-2031 subject to consideration against relevant development plan policies. The key Policy considerations in the determination of this application are deemed to be D DM1 and D DM4 of the Arun Local Plan 2011-2031.

##### The Neighbourhood Development Plan:

Where applicable, Neighbourhood Development Plan's (more commonly known as a neighbourhood plan or NDP), once made by Arun District Council, will form part of the statutory local development plan for the relevant designated neighbourhood area. Whilst an NDP is under preparation it will afford littleweight in the determination of planning applications. Its status will however gain more weight as a material consideration the closer it is towards it being made. Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation (Reg.14).

Made Plans in Arun District Council's Local Planning Authority Area are: Aldingbourne; Angmering; Arundel; Barnham & Eastergate; Bersted; Bognor Regis; Clymping; East Preston; Felpham; Ferring; Kingston; Littlehampton; Rustington; Walberton; Yapton.

The relevant policies in the East Preston Neighbourhood Plan are;

Policy 1 - Housing General Principles.  
Policy 2 Design in Character Area One.

N.B. The applicant has shown the footprint of 2 new sheds within the rear garden. These sheds are not included within the applicant's description of development and as such no assessment regarding the sheds will be carried out.

##### CHARACTER OF LOCALITY:

The character of the locality is predominantly residential and consists of properties of various designs

and styles.

## SITE CHARACTERISTICS

The site is occupied by a semi-detached dwelling and attached garage. The dwelling incorporates red roof tiles and white render at ground and first floors

## DESIGN AND VISUAL AMENITY:

The proposal would lead to the creation of a larger dwelling particularly at first floor level as the proposal would include a new 2 storey side extension, where currently there is a single storey side extension in the form of a garage and utility room. The proposed side 2 storey extension would be set in from the side elevation of adjoining property Avalon by 2.0 metres at its minimum and 2.55 metres at its maximum. The 2 storey side extension would incorporate a pitched roof which would pitch away from adjoining property Avalon. The pitched roof atop the proposed 2 side extension would pitch down to an eaves height of height 2.645 metres from ground level. The 2 storey side extension would have a ridge height to match that of the highest part of the host dwelling (the first floor front projection with pitched roof).

The proposed external materials would match those used in the existing dwelling and as such are deemed acceptable.

The proposed rear extension would be of a size and scale that is considered to be subservient to the host dwelling and would not be visible from the front of the dwelling.

From an assessment of the plans and Officer's site visit the proposed extension and alterations, would be acceptable in design terms as it would be of a size and scale that harmonises with the original dwellinghouse. Therefore the proposals would not be unduly prominent or out of keeping with the design and external appearance of the application dwelling.

Officers note that along South Strand and the surrounding areas there a variety of different property style and consider that, as a result of the proposed extensions and alterations, the resultant property would not have a detrimental impact on the street scene or the wider area.

As such, it is considered that the proposed dormer window(s) would comply with Policy D DM1 and criteria a, b, d and e of Policy D DM4 of the Arun Local Plan 2011-2031

## RESIDENTIAL AMENITY:

The proposal includes a rear extension element which would include a balcony atop. The rear extension element would feature a pitched roof in which the proposed balcony would sit. The balcony would be set back slightly from the front elevation of the rear extension and as such would be well screened by the side of the pitched roof. As such it is considered that no materially harmful overlooking would occur from the proposed balcony toward the occupiers of adjoining properties in particular Mariners House and Avalon. Officers note that the balcony would allow views out towards The Ramblers at the rear of the application site. However, it is considered that the brown roofed building to the rear would provide a level of screening, the distance to the building at the rear and the presence of existing windows such that no detrimental overlooking would occur out toward the rear amenity space of The Ramblers.

The proposed 2 storey side extension would incorporate 2 rooflights into the side roofslope at a height of

approximately 2.0 metres. Therefore, officers consider that no materially harmful overlooking would occur from the proposed rooflights given their cill height above the floor of the rooms they would serve.

2 windows are proposed into the front elevation of the resultant dwelling. From an assessment of the plans and the Officer's site visit views from these windows would be out toward the highway and over the front areas of adjoining properties, areas that are already significantly overlooked.

A window is proposed at first floor into the rear elevation. This window would replace the existing window adjacent to the chimney breast and would serve a study. Currently the existing smaller window that this would replace serves a bedroom. The existing window allows views out toward The ramblers The sea view to the rear of the site. Officer's consider that although the proposed window would be larger than the existing window it would not provide a detrimental level of overlooking out toward adjoining and neighbouring properties, which would warrant refusal.

Due to the size, scale and siting of the proposals it is considered that it would not have an overbearing impact on the occupiers or adjoining and neighbouring properties.

Officers consider that the proposal would not have a detrimental impact on the occupiers of adjoining and neighbouring properties with regard to, overlooking, overshadowing, overbearing effect and loss of light/sunlight.

As such it is considered that the proposal would comply with policies D DM1 and D DM4 criterion 3. of the Arun Local Plan 2011 - 2031.

#### PARKING AND HIGHWAY SAFETY:

Currently there is space for the parking of 3 vehicles off-road with 2 in front of the dwelling and garage and 1 in the attached garage. With no on road parking restrictions. The applicant has confirmed on the submitted application plans that 3 off road parking spaces would still be provided. 2 in front of the resultant dwelling and garage and 1 space in the garage.

From an assessment the proposal would adhere with the West Sussex County Council guidance on parking provision. Therefore it is considered that the proposal would not have a detrimental impact on parking and highway safety.

As such, it is considered that the proposal would comply with Policy T SP1 of the Arun Local Plan.

#### FLOODING AND FLOOD RISK:

From an assessment of the GOV.UK Flood Risk for Planning mapping and the Council's own mapping data a very small portion of the rear of the application site is within flood risk zones 2 and 3. However, from an assessment of the submitted plans the proposal would not be enlarged such that it would fall within either flood risk zone.

#### TREES:

Officers note that the proposed rear extension would bring the built form closer to the tree in the middle of the rear garden. However, officers consider that there are no trees that are considered to have any significant amenity value, within the street scene, which would be affected by the proposed extensions

and alterations. The applicant has shown the planting/trees on the existing and proposed submitted plans as being retained, albeit with slight alterations to accommodate 2 sheds. The hedges shown will be cut back and reduced in size.

**SUMMARY:**

It is recommended that, having regard to the above assessment, the planning application is granted subject to appropriate and reasonable conditions.

**HUMAN RIGHTS ACT**

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.

**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:

101, 102, 103, 105, 200 Rev C , 201 Rev B, 202 Rev, A 203 Rev A and 205.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in

accordance with policies D DM1 and D DM4 of the Arun Local Plan.

- 3 The materials and finishes of the external walls and roofs of the extensions and alterations hereby permitted shall match in colour and texture those of the existing building(s).

Reason: In the interests of amenity in accordance with policies D DM1 and D DM4 of the Arun District 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.