

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

REF NO: EP/48/22/HH

LOCATION: 3 Hazelmead Drive
East Preston
BN16 1LB

PROPOSAL: Erection of single storey rear extension, side extension to create garage, front porch extension and conversion of loft to habitable use including the installation of 1 x rear dormer following the demolition of existing rear conservatory.

SITE AND SURROUNDINGS**DESCRIPTION OF APPLICATION**

This application seeks to construct a single storey rear extension, a single storey side garage extension, a single storey front extension and a proposed box style roof dormer following the demolition of an existing rear conservatory.

The proposed extension is of a staggered design with projections of 4m and 7m off the rear wall with a width of 9.3m. The rear extension has both a dual pitch roof and a flat roof with a maximum ridge height of 4.5m.

The side garage extension measures approx. 3.2m by 7.7m and it will be positioned to the south of the host, 2.8m behind the existing primary elevation. It will utilise the existing roof structure by elongating it in a southern direction with a small, hipped roof section to the rear.

The increase in length of the ridge of the main roof will facilitate a box style dormer to the rear (west) roof plane. The dormer will measure approx. 10.2m in length.

The front extension will have a dual pitch roof with an open porch overhang, its solid form will be built in line with the existing primary elevation with the overhang protruding an additional 1.2m. Its ridge measures approx. 4.5m high.

The rear extension and demolition of the existing conservatory were granted permission under EP/5/22/HH, all details relating to the rear extension forming part of this application match those of the previous application, as such with the principle of the rear extension already granted, this application will focus of the further development proposed on site.

RELEVANT SITE HISTORY

EP/5/22/HH

Erection of single storey rear extension and alterations to side fenestrations, following demolition of existing rear conservatory

ApproveConditionally
15-03-22

REPRESENTATIONS

East Preston Parish Council - No Objection.

No representations from nearby occupiers.

POLICY CONTEXT

Designation applicable to site:
Built-Up Area Boundary.

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)

[East Preston Neighbourhood Plan 2014 Policy 1](#)

Housing - General Principles

East Preston Neighbourhood Plan 2014 Policy 3

Design in Character Area Two

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

In this case, the key policies are D DM1 and D DM4 of the Arun Local Plan and Policy 1 and 3 of the East Preston Neighbourhood Development Plan.

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 1 of the East Preston Neighbourhood Development Plan 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. The design of this proposal matches the existing design of the host

dwelling and nearby dwellings, fitting in with the existing character of the area.

Policy 3 of the East Preston Neighbourhood Development Plan sets out the criteria for development within Character Area Two. These ensure that proposals maintain a low building height with no development proposal of more than 1.5 storeys and ensure the roof height is not increased and the basic form of the roof is not altered. In this instance the area is characterised by low height bungalows, the proposal does not exceed the existing height of the dwelling and integrates well into the roof form and design. This proposal is compliant with Policy 3 of the East Preston Neighbourhood Development Plan.

Section M of the Arun Design Guide relates to residential extensions, setting out criteria to which the proposed extensions should meet. These predominantly seek to ensure that the proposal appropriately relates to the host dwelling and the area.

DESIGN AND VISUAL AMENITY

The host dwelling is a detached bungalow with substantial curtilage to the front and rear of the property. The proposed development seeks substantial changes which, as visible from the road, will have an impact on the character of the area.

The proposed garage and front extension/porch will be built of materials that are already found on the host dwelling. It is proposed to extend the existing roof structure as a continuation of its existing form to the south, forming the bulk of the proposed garage's roof. Additionally, although a new forward-facing gable is proposed to encapsulate the porch, it will be constructed to match the design features of the host dwelling, matching eaves, pitch etc. All proposed extensions will be situated level with or behind in the case of the garage the primary elevation of the building, except for the overhang of the porch roof. For these reasons, the extensions will achieve good visual integration and as such will not negatively impact the character of the area.

The overhang of the roof to the proposed porch will not be subservient to the existing property, as it will form a new dominant gable on site. However, given its overall scale and positioning with the existing primary elevation, the negative impact on the host dwelling is negligible and as such does not warrant refusal. The garage by reason of the overall scale and siting back from the primary elevation will be subservient.

The East Preston Neighbourhood Development Plan place this property in Character Area 2 which is populated by low height bungalows. Despite the addition of the box dormer to the rear the proposal includes no increase in height of the dwelling and is sympathetic to the host dwellings design despite its scale.

By reason that the proposed development closely matches and is complementary to the scale and massing of the host dwelling, the proposed development will not compromise the spatial character of the area.

The proposal is compliant with relevant development policies D DM1 & D DM4(a),(b) of the Arun Local Plan, Policy 3 of the East Preston Neighbourhood Development Plan and the East Preston Village Design Statement.

NEIGHBOURING RESIDENTIAL AMENITY

The host dwelling is a detached bungalow with significant retention of front and rear garden space. The proposal retains approx. 26 to 28m of rear garden space, above design guidance recommended levels, approx. 31m of front garden space and has a separation gap of 1.15m to the north side boundary. To the south the proposed garage does reduce the separation gap between itself and the boundary down to 300mm. The Design Guide states that side extensions should be set back from front elevations and not

intersect a 70-degree line springing from ground level at the boundary. The proposed garage would breach this, however given that the boundary is afforded a good level of mature planting, direct views and effects from No.1 will be minimal. Further to this No. 3 is also situated to the north of No 1, as such there will be no overshadowing from the proposed garage to No. 1 amenity space.

Under design guidance dormers to properties are seen as an effective use of the plot, and where possible should be discretely designed to be positioned to the rear of the property. The dormer proposed accords with this guidance.

In terms of overlooking all proposed fenestration to the first floor faces the private amenity space of the host dwelling, as such no new views will be achieved. All other proposed fenestration is at ground floor level where it is generally accepted not to cause issue.

Therefore, by virtue of not being overbearing, overshadowing or overlooking, the proposal is compliant with development plan policies D DM1(3) & D DM4(c) of the Arun Local Plan and Section M of the Arun Design Guide.

CONCLUSIONS

The application is compliant with relevant development plan policies D DM1 & D DM4 of the Arun Local Plan, Section M of the Arun Design Guide, the East Preston Neighbourhood Plan and the East Preston Village Design Statement.

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:

- Proposed Plans & Elevations, Location & Block Plans 3084-03 Rev J

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 The materials and finishes of the external walls and roof of the building hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policies D Dm1 and D DM4 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.